

SUMMARY

PLANNING & ZONING COMMISSION

February 21, 2011

5:15 P.M.

Dinner will arrive at 5:15 p.m.
Menu is from Central Texas BBQ

Chicken
Beef
Sausage
Cole Slaw
Potato Salad

7 salads (Darrell, Susan)
(ranch and Italian dressing)

Banana Pudding

6:30 P.M.

Joint Public Hearings: P&Z, City Council
Council Chambers

6:30 P.M.
(Immediately
Following JPH)

Planning & Zoning Commission Regular Meeting
2nd floor Conference Room

7:30 P.M.

Workshops: City Council
Six Month Snap Shot of the Recreation Center (30 Min)
Parks and Recreation Accreditation (30 Min)
Council Chambers

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

FEBRUARY 21, 2011

6:30 p.m.

Jerry Koza, Jr.
P&Z CHAIRPERSON

Susan Sherrouse
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Neil West

Henry Fuentes



Darrell Diggs

Richard Golden

Vacant

In accordance with the Texas Open Meeting Act the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at the front entrance of the City Hall, 3519 Liberty Drive.

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 21, 2011 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I CALL TO ORDER

II. APPROVAL OF MINUTES Regular Meeting of February 7, 2011

III OLD BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2010-08

A request of CenterPoint Energy, applicant and owner, for approval of a Conditional Use Permit for an Automated Meter Systems tower on the following described property:

Legal Description: Approximately 1.995 acres out of the T.J. Green Survey, Abstract No. 198, recorded in Vol.96, Pg. 91 of the Brazoria County Deed Records, City of Pearland, Brazoria County, Texas

General Location: 2617 Broadway St. Pearland, Texas

IV NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - CONDITIONAL USE PERMIT NO. CUP 2011-03

A request of Sprint Nextel c/o Alan Haggard, applicant for Barnett Ranching and Land Management, owner, for approval of a Conditional Use Permit to allow for co-location of additional antennas on an existing tower, in the General Commercial (GC) zone, on the following described property, to wit:

Legal Description: Being 0.4905 acres of land out of Lots 3 and 4 and being 1.6819 acres of land out of lots 4 and 5 of the George W. Jenkins Subdivision as recorded in Volume 2, Page 20, Brazoria County Plat Records, located in the Perry and Austin League, Abstract No., 111, Brazoria County, Texas

General Location: 1417 E. Broadway, Pearland Texas

B. CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. 2011-04

A request of Rev. B.V. Barnett, applicant and owner, for approval of a Conditional Use Permit to allow the operation of a consignment shop, in the Office Professional (OP) zone, on the following described property, to wit:

Legal Description: Approximately 0.550 Acre Certain Tract of Land out of the northwest one-fourth (M.W. 1/4th) of the H.T. B.RR CO. Survey, Section eleven (11), Abstract 239, Brazoria County, Texas.

General Location: 4904 Walnut Street, Pearland Texas

C. DISCUSSION ITEMS:

1. Commissioners Activity Report
2. Annexation Area 5 Update
3. Next P&Z Regular Meeting

March 7, 2011

IV. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

I, Judy Krajca, Office Coordinator of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 17th day of February 2011 A.D., at 5:30 p.m.

Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of February 2011 A.D.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD FEBRUARY 7, 2011 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Jerry Koza, Jr. called the meeting to order at 6:34 p.m. with the following present:

P&Z Chairperson Jerry Koza, Jr.
P&Z Vice-Chairperson Susan Sherrouse
P&Z Commissioner Richard Golden
P&Z Commissioner Henry Fuyertes
P&Z Commissioner Neil West

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Harold Ellis, Planner II Evan DuVall, Planner I Ian Clowes, Deputy City Attorney Nghiem Doan, and Planning Office Coordinator Judy Krajca.

APPROVAL OF MINUTES

P&Z Commissioner Henry Fuyertes made the motion to approve the minutes of the Regular Meeting of February 7, 2011, and P&Z Vice-Chairperson Susan Sherrouse seconded.

The vote was 5-0. The minutes of February 7, 2011 were approved.

OLD BUSINESS

CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2010-08

A request of CenterPoint Energy, applicant and owner, for approval of a Conditional Use Permit for an Automated Meter Systems tower on the following described property:

Legal Description: Approximately 1.995 acres out of the T.J. Green Survey, Abstract No. 198, recorded in Vol.96, Pg. 91 of the Brazoria County Deed Records, City of Pearland, Brazoria County, Texas

General Location: 2617 Broadway St. Pearland, Texas

P&Z Chairperson Jerry Koza, Jr. read the purpose of the Conditional Use Permit. Planning Director Lata Krishnarao explained that staff is waiting for them to re-submit their items. Conditional Use Permit No. CUP 2010-08 was asked to be postponed.

P&Z Commissioner Neil West made the motion to postpone, and P&Z Commissioner Henry Fuertes seconded.

The vote was 5-0. Conditional Use Permit No. CUP 2010-08 was approved for postponement.

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – VARIANCE REQUEST NO. 2011-01 REQUESTING A VARIANCE FROM SECTION 2.4.4.5 (c)(1)(b) REQUIRING A MINIMUM LOT WIDTH IN THE R-E (SINGLE-FAMILY ESTATE DISTRICT) ZONING DISTRICT

A request by Erica Stephens Applicant/Owner, for Variance from the requirements of the Unified Development Code Section 2.4.2.2 (c)(1)(b) to allow a minimum of ninety foot (90') wide lots where one-hundred and twenty feet (120') is required in the R-E (Single-Family Estate District).

P&Z Vice-Chairperson Susan Sherrouse made the motion to approve with the condition the lots are developed as shown on the attached plans, which includes an internal driveway providing access, and P&Z Commissioner Henry Fuertes seconded.

The vote was 5-0. P&Z Variance Request No. 2011-01 was approved with the condition the lots are developed as shown on the attached plans, which includes an internal driveway providing access, and P&Z Commissioner Henry Fuertes seconded.

CONSIDERATION & POSSIBLE ACTION – ADOPTION OF THE PLANNING & ZONING STRATEGIC PRIORITIES

Planning Director Lata Krishnarao explained the revisions that were asked to be made by the commission. P&Z Commissioner Henry Fuertes asked about the Brownfield Development and an example of such an area. Planner I Ian Clowes stated a good example was the gas station at the corner of Main Street and Broadway.

P&Z Commissioner Neil West made the motion to approve, and P&Z Commissioner Henry Fuertes seconded.

The vote was 5-0. The 2011 Planning & Zoning Strategic Priorities was adopted.

DISCUSSION ITEMS

Under the P&Z Commissioners Activity Report, Commissioner Neil West inquired about Conditional Use Permit No. 2010-08 and why it continues to be postponed. Planning Director Lata Krishnarao stated that the Commission could deny it, or continue to

postpone it, or give the applicant a deadline to make a decision by. The commission decided that a revised submission needed to be made by February 21, 2011 or denied. Planner I Ian Clowes gave a report on Removal of Notification Signs and how staff is notifying the owner on removing the signs. Senior Planner Harold Ellis discussed the Update of Zoning Cases. Planner I Ian Clowes spoke on the Update of Project Stars. Planning Director Lata Krishnarao spoke about the Annexation Update. The next step is for Council to give the okay on the Service Plan. Council will decide on February 14, 2011. Office Coordinator Judy Krajca informed the Commission that a webinar was available on "Current Issues in Cell Tower Regulation and Zoning Rules" and asked if the Commission would be interested in purchasing. The Commission indicated that they felt this would be good, and that it would also help to meet one of the P&Z Strategic Priorities pertaining to cell towers in the city. P&Z Chairperson Jerry Koza, Jr. stated it was important that the Commission notify staff if they were not able to attend the meeting, as Mr. Koza will be out for the February 21st meeting through March 7th, and Commissioner Neil West would not be able to attend the March 7th meeting.

ADJOURNMENT

P&Z Chairperson Jerry Koza, Jr. adjourned the meeting at 7:00 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 21st day of February 2011, A.D.

P&Z Vice-Chairperson Susan Sherrouse

OLD BUSINESS

P&Z Agenda Item

A

Item A

Applicant has not addressed P&Z or Staff comments.

They have indicated they need more time.

JOINT PUBLIC HEARING AGENDA ITEM MEETING OF OCTOBER 18, 2010

Conditional Use Permit No. CUP 2010-08

A request of CenterPoint Energy, applicant and owner, for approval of a Conditional Use Permit for an Automated Meter Systems Tower on the following described property:

Legal Description: Approximately 1.995 acres out of the T.J. Green Survey, Abstract No. 198, recorded in Vol. 961, Pg. 91 of the Brazoria County Deed Records, City of Pearland, Brazoria County, Texas

General Location: 2617 Broadway St. Pearland, Texas.

APPROVAL PROCESS: After this Joint Public Hearing, the requested conditional use permit application will be considered as follows:

Planning and Zoning Commission: October 18, 2010*
City Council for First and Only Reading: October 25, 2010*

(*dates subject to change if item is tabled)

SUMMARY: The Applicant is proposing a 150 foot tall Automated Meter System (AMS) tower located within an existing electrical substation. The property is zoned General Business (GB) and the proposed use is permitted with an approved conditional use permit.

The proposed tower will reach a maximum height of one hundred fifty feet (150'). The applicant has stated that the proposed tower will be either a monopole or lattice tower.

The existing Electrical Substation has access from Broadway and has minimal landscaping along the street frontage.

The applicant is seeking a Conditional Use Permit to allow the construction of the proposed tower within the electrical substation. CenterPoint currently owns the property where the substation is located and would like to locate the proposed tower on site considering the

use is directly related to electrical service. No other towers in the direct vicinity are available for use.

As of the date of this report, the applicant has not provided staff with the following:

(1) An inventory of the applicant's existing towers that are either within the City or within one mile of the corporate limits, specifying the location, height, and design of each tower. The Planning Department may share the information with other applicants for a conditional use permit under this article.

(2) Site plans to scale specifying the location of tower(s), transmission building and other accessory uses, street access, parking, fences, landscaped areas, and adjacent land uses.

(3) Each applicant must make a good faith effort to substantially demonstrate that no existing towers could accommodate the applicant's proposed antenna

(4) A letter of intent to lease excess space on the tower and to lease additional excess land on the tower site when the shared use potential of the tower is absorbed, if structurally and technically possible.

The site plan and vicinity map provided is not for this specific tower and does not accurately show all ground equipment that will be added on site. The report state that a ten foot (10') twelve foot (12') shelter will be added to the site but is not shown on the site plan.

The most recent newly constructed tower was approved at 2320 Hatfield (Knights of Columbus) in September of 2008. It was approved with the following conditions:

1. The facility be fully enclosed in a masonry building or by brick walls, tall enough to obscure the equipment, transformer, and bridge, with landscaping around, to be compatible with the character of the general area.
2. A paved road be provided to access the facility.
3. Stealth technique: specifically a flag pole or single mono pole, with no exterior mounts, be considered to ensure that the facility is compatible to the area.
4. A detailed site plan showing the type and amount of landscaping, type and height of fencing, setbacks of the proposed tower and leased area from the property boundaries, and paving of the access road be provided.
5. A 20 foot wide landscaped buffer with trees, at least 6' at planting and up to a minimum of 20' tall at full growth, be provided in the north west area of the

subject property abutting residential uses, to provide visual screening, and seek input from staff and neighbors approval.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Province Village (PD)	Vacant
South	General Business (GB)	Commercial Strip Center
East	General Business (GB)	Episcopal Church
West	Province Village (PD)	Commercial Strip Center

CONFORMANCE TO THE UNIFIED DEVELOPMENT CODE (UDC): The subject property is currently zoned General Business (GB). The minimum lot size for the GB zoning district is 22,500 square feet, the minimum lot width is 150 feet, and the minimum lot depth is 125 feet. The subject property exceeds these minimum requirements, as the property is approximately 2 acres in size, 246 in width, and 368 in depth. The subject property is in conformance with the current Unified Development Code. The proposed use is permitted with an approved conditional use permit.

PLATTING STATUS: The subject property is not currently platted. No permits will be released until a plat has been approved and recorded.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends “General Business” for the subject property and the surrounding properties to the north, east, south and west. The Comprehensive Plan further indicates that the appropriate zoning districts are “Neighborhood Service (NS), General Business (GB), and Office Professional (OP).” The current GB Zoning District conforms to the current Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Broadway, a major thoroughfare with a width of 120 feet. The street is planned to be widened in the future. The subject property is in conformance to the current thoroughfare plan.

AVAILABILITY OF UTILITIES: The subject parcel is served by public water and sewer lines.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed site is already home to an existing substation electrical substation. The proposed tower would be built

on the same site. The subject property is surrounded by commercial development.

The current site has driveway access off of Broadway. The addition of a new tower will not drastically increase traffic to the site. No additional driveways will be added on Broadway.

The applicant will be required to comply with all other requirements of the Unified Development Code including screening, landscaping, and access.

The proposed addition of an AMS tower at this site will not have a negative impact on the surrounding area.

ADDITIONAL COMMENTS: There are no additional comments from other departments.

SITE PLAN CONSIDERATIONS: A proposed site plan was submitted with the conditional use permit. The vicinity map shows an inaccurate location for this tower. The site plan does not have adequate information for staff to review conformance with the requirements of the UDC. All requirements need to be met at the time of permit approval.

PUBLIC NOTIFICATION: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed zone change request.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit No. 2010-08 as proposed by the applicant and owner with the conditions listed below, for the following reasons:

1. The proposed use should not have any significant negative impact on the surrounding properties and developments.
2. The proposed use would be conforming to the comprehensive plan with an approved conditional use permit.
3. The proposed use would be conforming to the current Unified Development Code with an approved conditional use permit. The subject property is in conformance with the current Unified Development Code.
4. The proposed use is in line with the existing uses located near subject property due

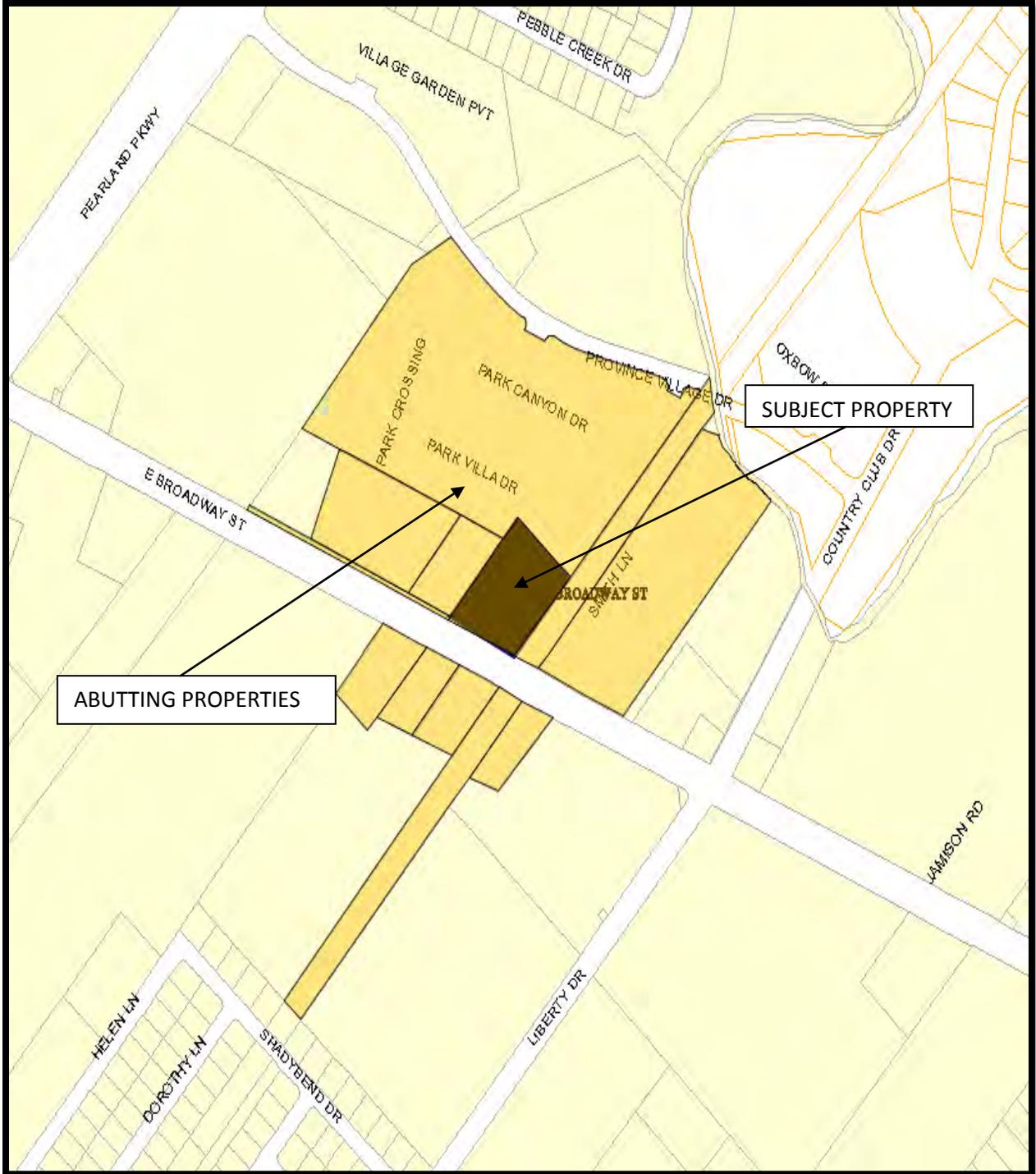
to the commercial nature of Broadway and due to the existing substation.

Conditions to be considered:

1. Stealth technique: specifically a single mono pole, with no exterior mounts, be considered to ensure that the facility does not add visual clutter above what exists now.
2. A detailed site plan showing the type and amount of landscaping, type and height of fencing, setbacks of the proposed tower and leased area from the property boundaries, and paving of the access road be provided. Landscaping will help in screening some of the existing equipment from Broadway that is a Corridor Overlay District.
3. Complete information to be provided for review, as per the UDC.
 - a. An inventory of the applicant's existing towers that are either within the City or within one mile of the corporate limits, specifying the location, height, and design of each tower. The Planning Department may share the information with other applicants for a conditional use permit under this article.
 - b. Site plans to scale specifying the location of tower(s), transmission building and other accessory uses, street access, parking, fences, landscaped areas, and adjacent land uses.
 - c. Each applicant must make a good faith effort to substantially demonstrate that no existing towers could accommodate the applicant's proposed antenna.
 - d. A letter of intent to lease excess space on the tower and to lease additional excess land on the tower site when the shared use potential of the tower is absorbed, if structurally and technically possible.

SUPPORTING DOCUMENTS:

- Zone Change Application
- Vicinity Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Other Maps and Related Documents

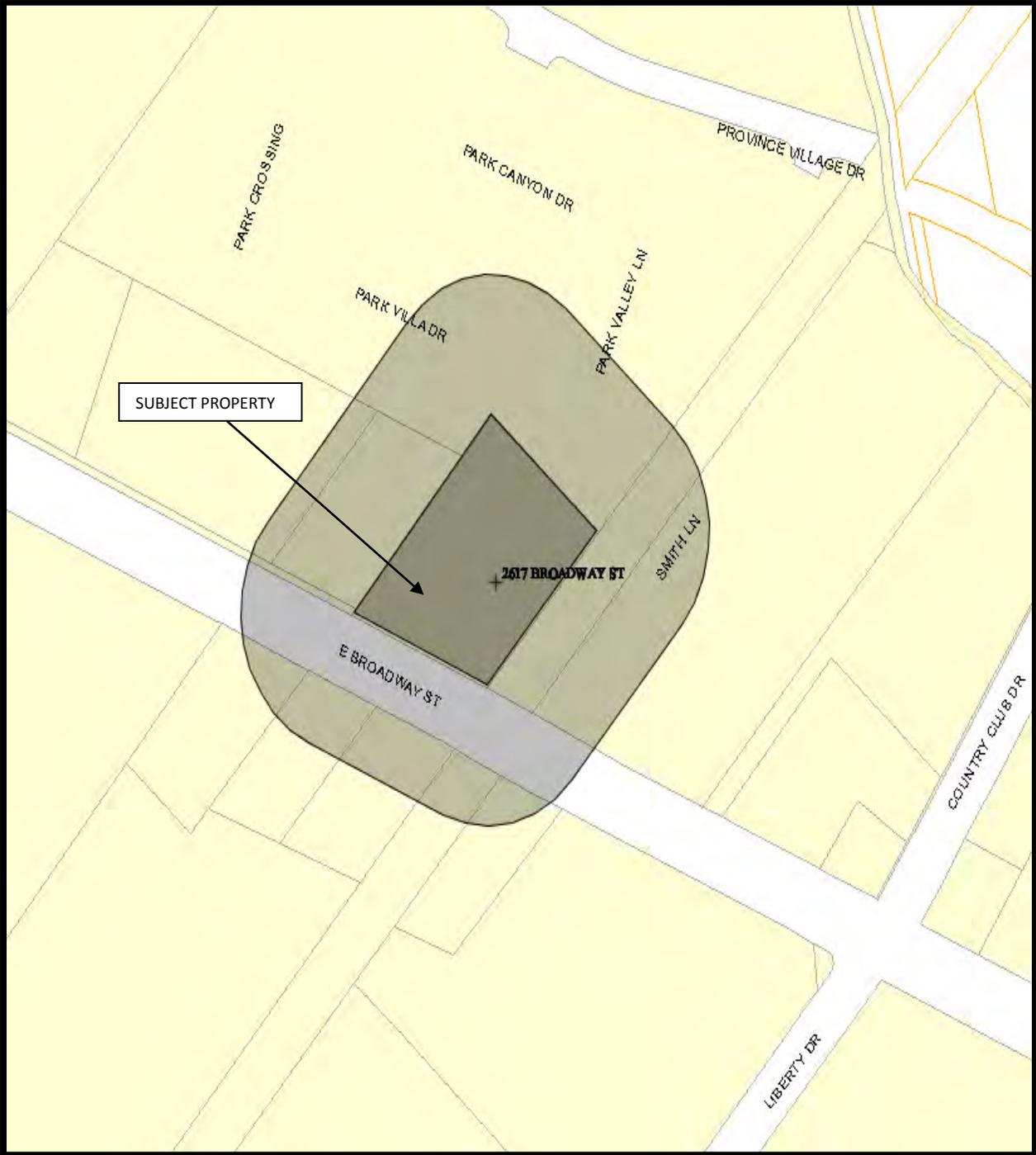


VICINITY MAP

CONDITIONAL USE PERMIT CUP 2010-08
2617 BROADWAY ST.



NORTH



ABUTTER MAP

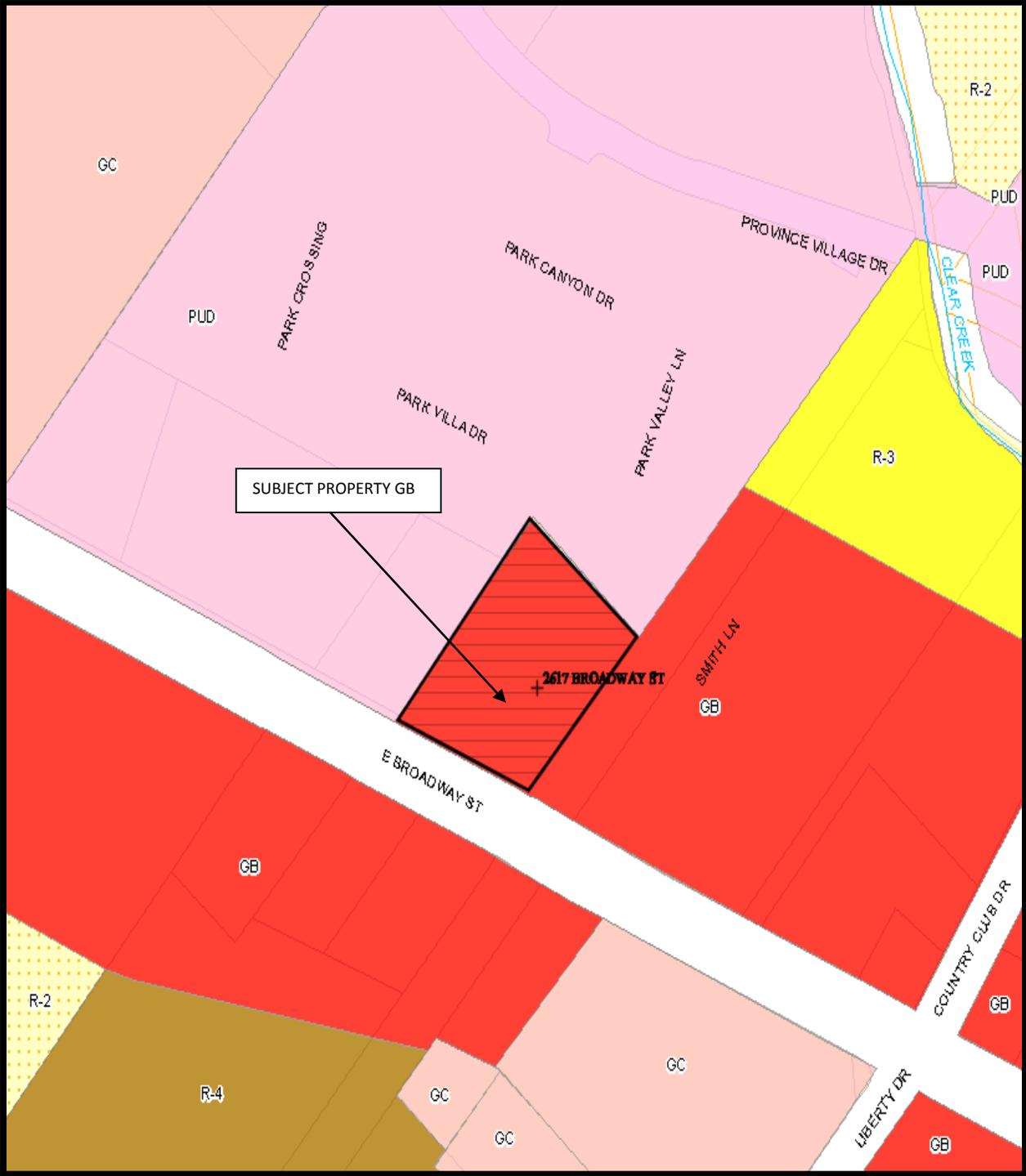
CONDITIONAL USE PERMIT CUP 2010-08
2617 BROADWAY ST.



CUP 2010-08

Communications Tower 2617 Broadway

Owner	Address	City	State	Zip
E BROADWAY PLAZA LP	2640 E. BROADWAY, SUITE 109	PEARLAND	TX	77581
HARTSOOK DAVID L	PO BOX 1890	PEARLAND	TX	77588
CLAWS & PAWS VETERINARY HOSPITAL PC	2556 BROADWAY ST	PEARLAND	TX	77581
JWP INC	2610 BROADWAY ST	PEARLAND	TX	77581
CENTERPOINT ENERGY INC	PO BOX 1475	HOUSTON	TX	77251
TEXPROJ2008 LLC	3049 S SHERWOOD BLVD SUITE 300	BATON ROUGE	LA	70816
PROTESTANT EPISCOPAL CHUR	8200 BROOKRIVER DR	DALLAS	TX	75247

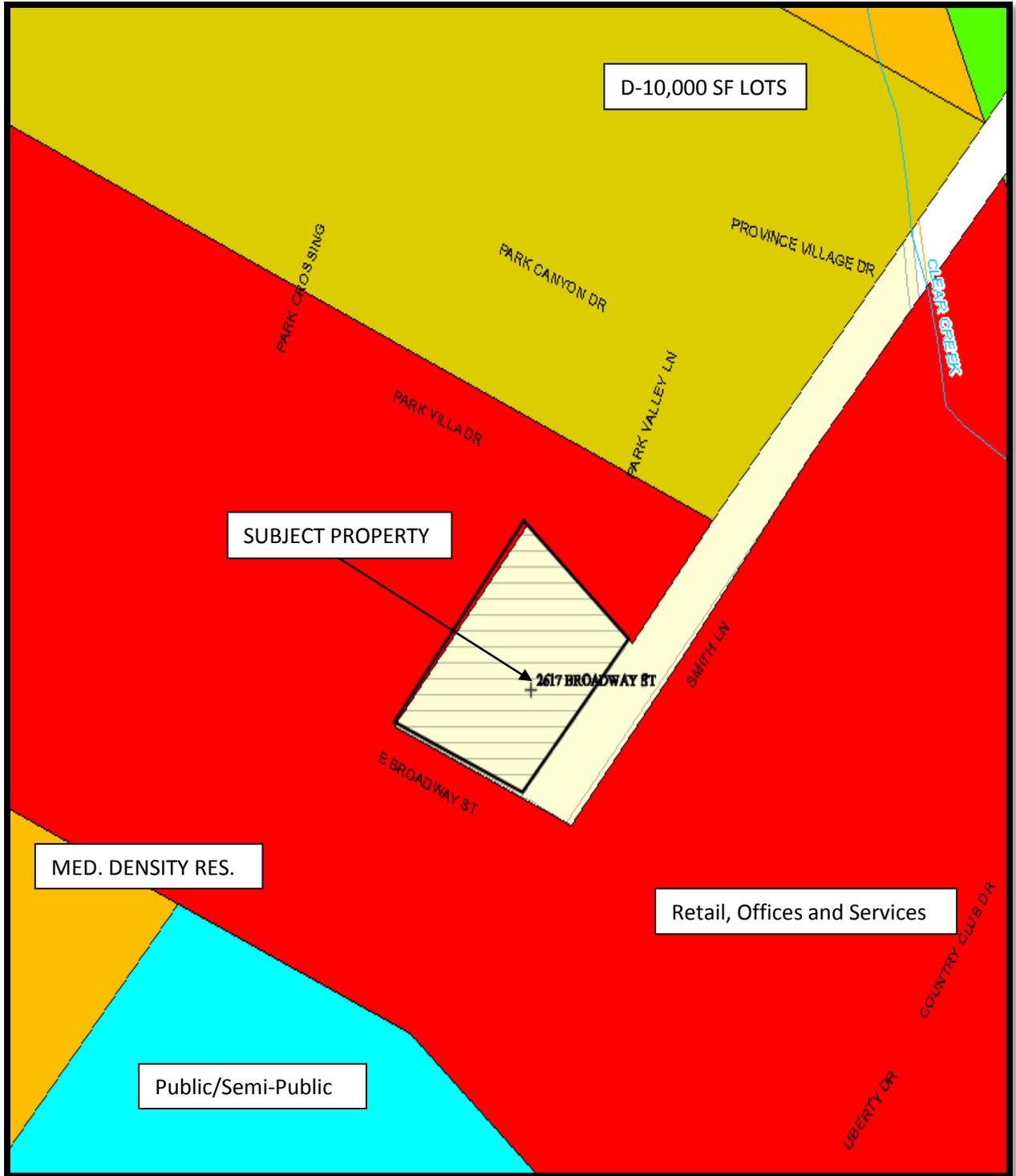


ZONING MAP

**CONDITIONAL USE PERMIT CUP 2010-08
2617 BROADWAY ST.**



NORTH



FUTURE LAND USE MAP

CONDITIONAL USE PERMIT CUP 2010-08
2617 BROADWAY ST.

↑
NORTH



AERIAL



CONDITIONAL USE PERMIT CUP 2010-08
2617 BROADWAY ST.

NORTH

Tim Dumah 832-319-0113



APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Conditional Use Permit Request for: a new tower for digital meters
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: (GB) General Business

Property Information:

Address or General Location of Property: 2617 EAST BROADWAY
PEARLAND, TX 77581 (MARY'S CREEK)

Tax Account No. 0504-0070-150

Subdivision: _____ Lot: _____ Block: _____

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

APPLICANT/AGENT INFORMATION:

NAME CENTERPOINT ENERGY
ADDRESS 1111 LOUISIANA STREET
CITY HOUSTON STATE TX ZIP 77002
PHONE (832) 319-0113
FAX (713) 207 6407
E-MAIL ADDRESS Tim.dumah@centerpointenergy.com

NAME _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE(_____) _____
FAX(_____) _____
E-MAIL ADDRESS _____

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: 05/14/2010

Agent's/
Applicant's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID: <u>\$250.00</u>	DATE PAID: <u>9/24/10</u>	RECEIVED BY: <u>IC</u>	RECEIPT NUMBER: <u>318306</u>
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Application No. 2010-08

NEW BUSINESS

P&Z Agenda Item

A

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 21, 2011, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. PURPOSE OF HEARING

Conditional Use Permit No. CUP 2011-03

A request of Sprint Nextel c/o Alan Haggard, applicant for Barnett Ranching and Land Management, owner, for approval of a Conditional Use Permit to allow for co-location of additional antennas on an existing tower, in the General Commercial (GC) zone, on the following described property, to wit:

Legal Description: Being 0.4905 acres of land out of Lots 3 and 4 and being 1.6819 acres of land out of Lots 4 and 5 of the George W. Jenkins Subdivision as recorded in Volume 2, Page 20, Brazoria County Plat Records, located in the Perry and Austin League, Abstract No., 111, Brazoria County, Texas

General Location: 1417 E. Broadway, Pearland Texas

- III. APPLICATION INFORMATION AND CASE SUMMARY
 - A. STAFF REPORT
 - B. APPLICANT PRESENTATION
- IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST
- V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION
- VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

JOINT PUBLIC HEARING AGENDA ITEM MEETING OF FEBRUARY 21, 2011

Conditional Use Permit No. CUP 2011-03

A request of Sprint Nextel c/o Alan Haggard, applicant for Barnett Ranching and Land Management, owner, for approval of a Conditional Use Permit to allow for collocation of additional antennas on an existing tower, in the General Commercial (GC) zone, on the following described property, to wit:

Legal Description: Being 0.4905 acres of land out of Lots 3 and 4 and being 1.6819 acres of land out of Lots 4 and 5 of the George W. Jenkins Subdivision as recorded in Volume 2, Page 20, Brazoria County Plat Records, located in the Perry and Austin League, Abstract No., 111, Brazoria County, Texas

General Location: 1417 Broadway, Pearland, Texas

APPROVAL PROCESS: After this Joint Public Hearing, the requested Conditional Use Permit application will be considered as follows:

Planning and Zoning Commission: February 21, 2011*

City Council for First Reading: March 14, 2011*

City Council for Second Reading: March 28, 2011*

(*dates subject to change)

SUMMARY: The Applicant, Sprint/Nextel, is requesting approval of a Conditional Use Permit to allow for collocation of additional antennas on an existing 180' cell tower, located in the General Commercial (GC) zoning district.

The applicant is proposing to add three new antennas to the existing Nextel platform on the tower which would be located at approximately the 150' level of the tower. This would increase the total number of antennas from nine to twelve, but would not change existing ground equipment.

While the tower is visible from all sides of the property, the ground equipment associated with the tower is not visible from surrounding properties or views.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Residential-1	Briar Glen Subdivision
South	General Business	Office Space
East	General Commercial	Vacant Automotive Facility
West	General Commercial	Music Factory

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): The property is currently zoned General Commercial (GC). The minimum lot size for the GC district is 22,500 square feet, the minimum lot width is 150', and the minimum lot depth is 125'. Additionally, the side setbacks are 10' for this site, and the front and rear setbacks are 25'. The property is approximately 130' wide, and appears to have structures on site which do not currently meet the side setback requirement. Therefore, at the time of platting the property owner would need to seek variances for the minimum lot width requirement, as well as the side setback requirement.

The proposed use would be in conformance with the Unified Development Code with an approved Conditional Use Permit.

PLATTING STATUS: Currently the property has not been platted. Adding additional antennas to an existing tower does not trigger the platting requirements according to Section 3.1.1.1 (c) of the Unified Development Code (UDC), unless new ground equipment would be located outside the existing enclosure. As previously stated, no new ground equipment is proposed.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The current Comprehensive Plan (latest update in July 2004) indicates *Retail, Offices, and Services* for the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for *Retail, Offices, and Services* include Neighborhood Services (NS), Office Professional (OP), and General Business (GB). Therefore, as the subject property is currently zoned General Commercial (GC), the zoning would not be in compliance with the current Comprehensive Plan.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has frontage on Broadway, a major thoroughfare, with a minimum of 120' right-of-way.

AVAILABILITY OF UTILITIES: The subject parcel does have access to public water and sewer lines.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: As indicated in the attached letter of intent, the applicant is proposing to add three new antennas to an existing 180' AT&T cell tower. The tower currently has three separate cellular carriers currently collocated on the tower, AT&T, Nextel, and Cricket.

Nextel is applying for a Conditional Use Permit to modify their existing antenna configuration by adding to the Nextel platform, located at approximately the 150' level of the antenna. As previously mentioned, this would increase the total number of antennas on the tower from nine to twelve.

Additionally, if approval, Nextel would be adding six new coax cables to the tower as well. This would increase the number of coax cables from nine to fifteen, with two separate sizes of cables.

In order to ensure the existing tower is able to support the additional equipment proposed, the applicant has submitted a structural analysis for the existing 180' tower. This analysis is included as an exhibit to this report. The analysis indicates the existing tower and foundation have been deemed sufficient for the proposed load cases. The report submitted to the City has been reviewed and signed by a Professional Engineer retained by the applicant.

No additional ground equipment is proposed for this tower, and the existing ground equipment is not visible from any public streets. Therefore, no additional screening of ground equipment is proposed by the applicant at this time, or required by the City's Unified Development Code.

As stated in Chapter 2, Section 2.5.5.1 of Pearland's Unified Development Code, the City does encourage collocation of antennas on existing towers. The proposed location of antennas as presented for this case should not have any significant negative impact on surrounding properties or developments.

ADDITIONAL COMMENTS: This request has been reviewed by the City's Development Review Committee and there are no additional comments from other departments at the time of this report.

SITE PLAN CONSIDERATIONS: A site plan for new construction was not submitted with the Conditional Use Permit application as the site is currently developed and no significant changes to the site are planned at this time. As a Conditional Use Permit application requirement, the applicant did submit a site plan indicating existing development, including the cell tower, on the site.

PUBLIC NOTIFICATION: Public notice, comment forms, and a vicinity map were mailed to property owners within 200 feet of the subject property under consideration for the Conditional Use Permit. A legal notice of public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed zone change request.

CRITERIA FOR APPROVAL: When considering an application for a Conditional Use Permit, the Planning and Zoning Commission and City Council shall evaluate the impact of the proposed use on and its compatibility with surrounding properties and residential areas to ensure the appropriateness of the use at the particular location, and shall consider the extent to which:

- (1) The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
- (2) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- (3) The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
- (4) The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
- (5) The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
- (6) The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
- (7) The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

Conditions: The City Council may require such modifications in the proposed use and attach such conditions to the Conditional Use Permit as the City Council deems necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of this section. It should be noted that at this time staff has not identified negative impacts which will need to be mitigated as a result of adding additional antennas to an existing tower. Should City Council identify impacts which it feels should be mitigated, conditions and modifications may be placed on the approval of the Conditional Use Permit.

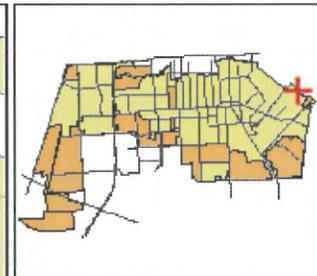
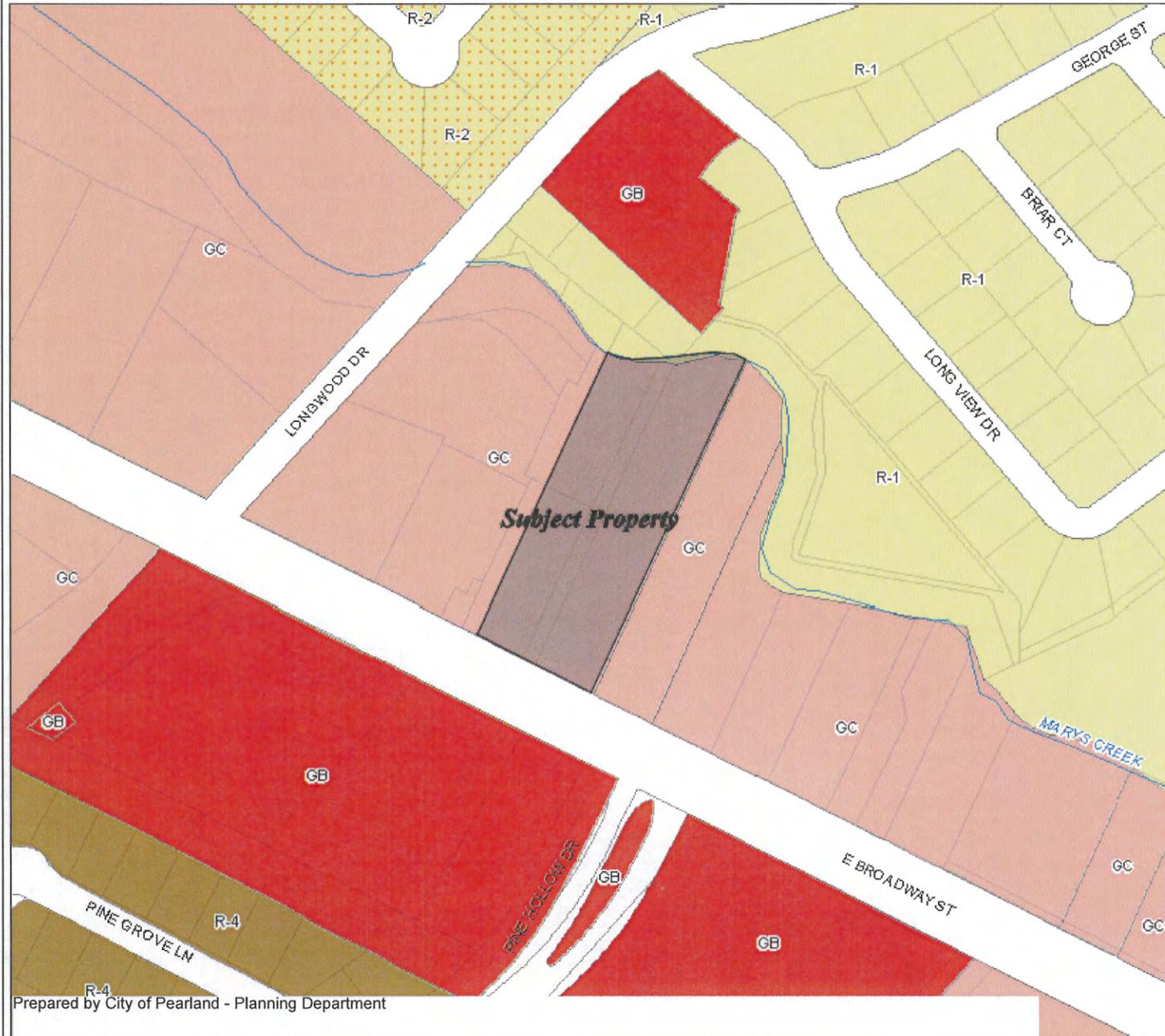
STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit No. 2011-03 as proposed by the applicant and owner for the following reasons:

1. The proposed use should not have any significant negative impact on the surrounding properties and developments.
2. The proposed use would be in conformance with the Unified Development Code with the approval of a Conditional use Permit.
3. The cell tower where the antennas are being proposed already exists.
4. No additional ground equipment will be added.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Property Ownership Map
- Property Owner Notification List
- Future Land Use Plan
- Aerial Photograph
- Zone Change Application and applicant packet
- Related Documents

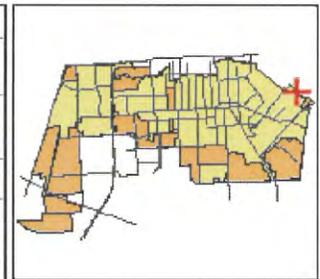
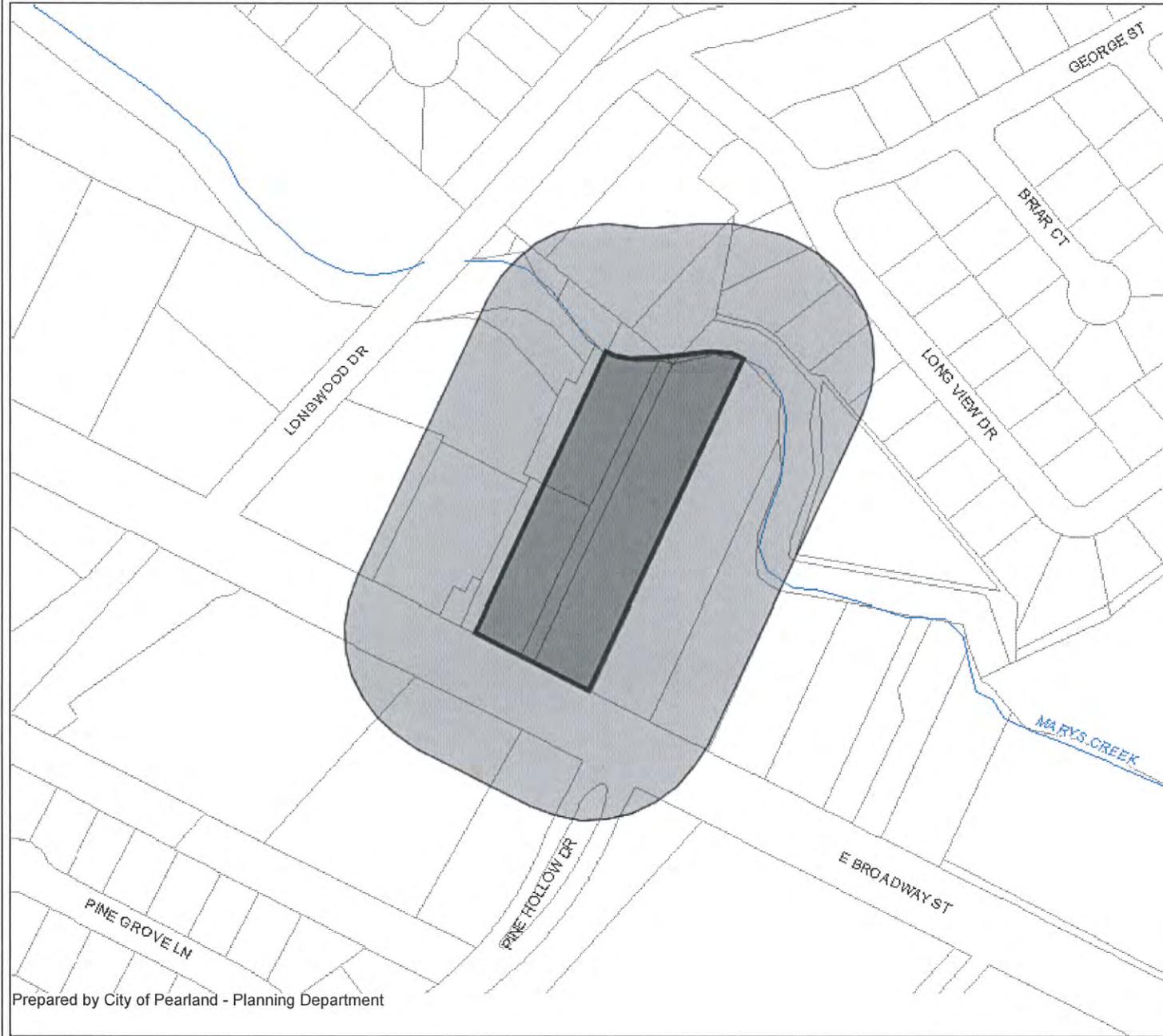
CUP 2011-03, 1417 E. Broadway - Zoning and Vicinity Map



Prepared by City of Pearland - Planning Department

Scale 1:2,512
1 in = 209 ft

CUP 2011-03, 1417 E. Broadway - Abutter Map

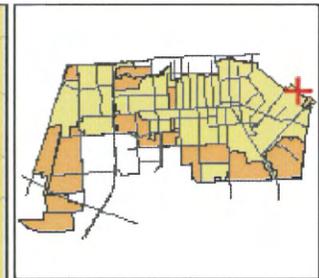
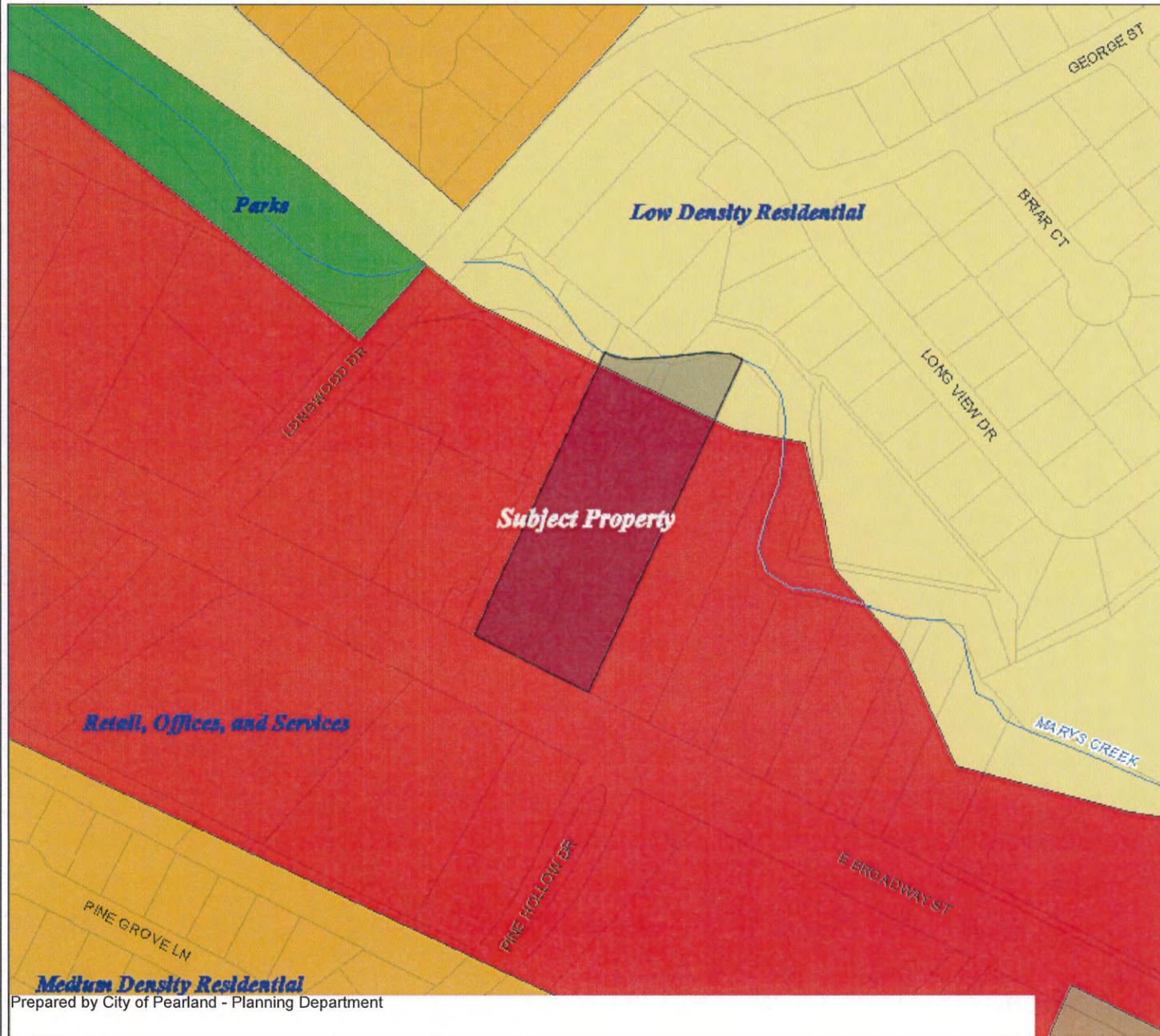


Prepared by City of Pearland - Planning Department

Scale 1:2,512
1 in = 209 ft

Property Owner Name	Address	City	State	Zip
KEEP ENTERPRISES INC	2809 LONGWOOD ST	PEARLAND	TX	77581
PIERCE JEREL W	1420 LONG VIEW DR	PEARLAND	TX	77581
FORRESTER JOE H & FONDA J	1418 LONG VIEW DR	PEARLAND	TX	77581
GRAY LLOYD W & SHIRLEY	1416 LONG VIEW DR	PEARLAND	TX	77581
FROMME RANCE & STEPHANIE	1414 LONG VIEW DR	PEARLAND	TX	77581
DITTA VINCENT J & GLENDA E	1412 LONG VIEW DR	PEARLAND	TX	77581
SHANE BARBARA B	1410 LONG VIEW DR	PEARLAND	TX	77581
MOODY NATIONAL BANK	2302 POST OFFICE ST	GALVESTON	TX	77550
AJM FRAMERS	16850 DIANA LN, STE 102	HOUSTON	TX	77058
EAGLE SUITES LLC	1301 PEPPER DR STE D	EL CAJON	CA	92021
PINE HOLLOW HOMEOWNERS ASSOC	2615 BAY AREA BLVD	HOUSTON	TX	77058
JB PEARLAND PROPERTY LLC	3988 GREENS PRAIRIE RD W	COLLEGE STATION	TX	77845
BARNETT SANDRA	1331 BROADWAY ST	PEARLAND	TX	77581
BARNETT DRYWALL & SUPPLY	1331 BROADWAY ST	PEARLAND	TX	77581
TOWNSEND STEVE	1411 BROADWAY ST	PEARLAND	TX	77581
AB PRODUCTS	PO BOX 1018	PEARLAND	TX	77588
HOUSTON PINE HOLLOW ASSOC LTD	7373 E DOUBLETREE STE 225	SCOTTSDALE	AZ	85258
ADVANCE STORES COMPANY INC	5008 AIRPORT RD	ROANOKE	VA	24012
TURNER SUZANNE & JONES STEVEN	91 RODEO DR	MANVEL	TX	77578
ALAN HAGGARD	4200 STEVEN DRIVE	EDMOND	OK	73013

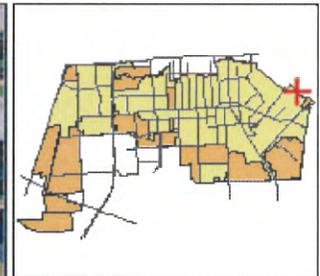
CUP 2011-03, 1417 E. Broadway - FLUP Map



Prepared by City of Pearland - Planning Department

Scale 1:2,512
1 in = 209 ft

CUP 2011-03, 1417 E. Broadway - Aerial Map



Prepared by City of Pearland - Planning Department

Scale 1:2,512
1 in = 209 ft



APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Conditional Use Permit Request for: TELECOMMUNICATION TOWERS AND ANTENNAS
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: GC GENERAL COMMERCIAL

Property Information:

Address or General Location of Property: 1417 E. BROADWAY, PEARLAND, TX 77581

Tax Account No. 5411004512

Subdivision: G.W. JENKINS Lot: 4+5 Block: N/A

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

BARNETT RANCHING AND LAND MANAGEMENT
NAME AKA BARNETT DRYWALL
ADDRESS 1331 BROADWAY ST.
CITY PEARLAND STATE TX ZIP 77581
PHONE (713) 557-6689
FAX ()
E-MAIL ADDRESS

APPLICANT/AGENT INFORMATION:

NAME SPRINT NEXTEL C/O ALAN HAGGARD
ADDRESS 4200 STEVEN DRIVE
CITY EDMOND STATE OK ZIP 73013
PHONE (405) 210-2156
FAX (405) 341-5944
E-MAIL ADDRESS ALAN.HAGGARD@SKYWARDSITE.COM

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: Sandra Barnett Date: 1-6-11

Agent's/
Applicant's Signature: Al Haggard Date: 1-3-11

OFFICE USE ONLY:

FEES PAID: <u>\$250.00</u>	DATE PAID: <u>1/14/11</u>	RECEIVED BY:	RECEIPT NUMBER: <u>98136</u>
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Application No. CUP 2011-03

APPLICATION CHECKLIST FOR THE FOLLOWING Conditional Use Permits (CUP)

- Application, filled out completely, and signed by the owner of the property to be considered for the conditional use permit.
- If the applicant is the designated agent, the application shall include a written statement from the property owner authorizing the agent to file the application on his behalf. **Section 1.2.1.1 (a) of the Unified Development Code.**
- Metes and Bounds Description, (Survey, or a Plat of the property that contain the metes and bounds description).
- Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.
- Letter of Intent, explaining the conditional use permit request in detail, specifying proposed uses, specific operations of the use, square footage of buildings, unique characteristics of the property, and any other necessary information
- Application fee of \$250.00, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only)
- Site Plan or Plot Plan showing the proposed layout of the subject property, including any proposed buildings, parking, landscaped areas, detention ponds, fences, and any other relevant information **SURVEY**
- Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing **EMAIL FROM AB PRODUCTS.**
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
- Application packets that are not **complete** will not be accepted. **When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, it may be necessary to postpone the proposed CUP/Zone Change and remove it from the scheduled agenda and place it on a future agenda date according to Section 1.2.1.2. of the Unified Development Code.**

Additional Application requirements for Telecommunications Towers, Antennas, and Shared Use on Existing Towers and Alternate Structures to be provided per Section 2.5.5.2 of the current Unified Development Code:

- An inventory of the applicant's existing towers that are either within the City or within one mile of the corporate limits, specifying the location, height, and design of each tower. The Planning Department may share the information with other applicants for a conditional use permit under this article.
- Site plans to scale specifying the location of tower(s), transmission building and other accessory uses, street access, parking, fences, landscaped areas, and adjacent land uses. *SURVEY AND CONSTRUCTION DRAWINGS*
- A report from a professional structural engineer licensed in the State of Texas documenting the following: *STRUCTURAL ANALYSIS*
 - a. Tower height and design, showing a cross-section of the tower structure.
 - b. Total anticipated capacity of the tower structure, including the number and types of antennas which can be accommodated.
- A letter of intent to lease excess space on the tower and to lease additional excess land on the tower site when the shared use potential of the tower is absorbed, if structurally and technically possible.
- Each applicant must make a good faith effort to substantially demonstrate that no existing towers could accommodate the applicant's proposed antenna by doing the following:
 - a. The applicant must contact the owners of all existing towers of a height roughly equal to or greater than the height of the tower proposed by the applicant. A list must be provided of all owners contacted, the date of the contact, and the form and content of the contact. Where an existing tower is known to have capacity for additional antennas of the sort proposed, that application for a new tower is not complete until the owner of the existing tower responds, unless the applicant submits sufficient information for the Planning Department to determine that all reasonable efforts to obtain a response have been made and further efforts would be futile.
 - b. The applicant must request the following information from each tower owner contacted:
 - Identification of the site by location, existing uses, and tower height.
 - Whether each tower could structurally accommodate the antenna proposed by the applicant without requiring structural changes be made to the tower. To enable the owner to respond, the applicant must provide each owner with the height, length, weight, and other relevant data about the proposed antenna.

N/A

N/A

N/A

Whether each tower could structurally accommodate the proposed antenna if structural changes were made, not including totally rebuilding the tower. If so, the owner must specify in general terms what structural changes would be required.

N/A

If structurally able, would shared use by the existing tower be precluded for reasons related to RF interference. If so, the owner must describe in general terms what changes in either the existing or proposed antenna would be required to accommodate the proposed tower, if at all.

Any other information which may be requested by the Planning Department to fully evaluate and review the application and the potential impact of a proposed tower or antenna.

SKYWARD LAND SERVICES, INC.



4200 Steven Drive, Edmond, OK 73013
(405) 210-2156 Phone * (405) 341-5944 Fax

January 13, 2011
VIA FEDEX

Harold Ellis
Senior Planner
City of Pearland
3523 Liberty Drive
Pearland, TX 77581

RE: Application for Conditional Use Permit
1417 East Broadway, Pearland, TX 77581
Antenna Change Only
No Change to Electrical or Ground Equipment

Dear Harold:

Enclosed are the following documents in connection with an Application for Conditional Use Permit for an antenna modification on the subject existing telecommunication tower:

CUP CHECKLIST

1. Application for a Conditional Use Permit that has been signed by this applicant and the property owner.
2. Written statement from the owner authorization this applicant to file this application.
3. Survey of the property showing a metes and bounds description of the subject property.
4. Parcel Map printed from the City of Pearland website.
5. Letter of Intent.
6. Application Fee of \$250.00
7. Site Plan or Plot Plan (See enclosed survey and construction drawings).
8. Email from AB Products evidencing sign to be placed on property.
9. Property Tax Status showing taxes due on 1-31-2011.

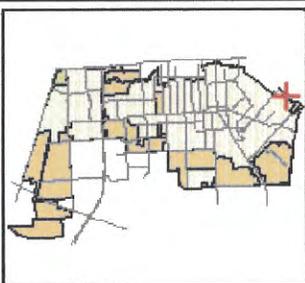
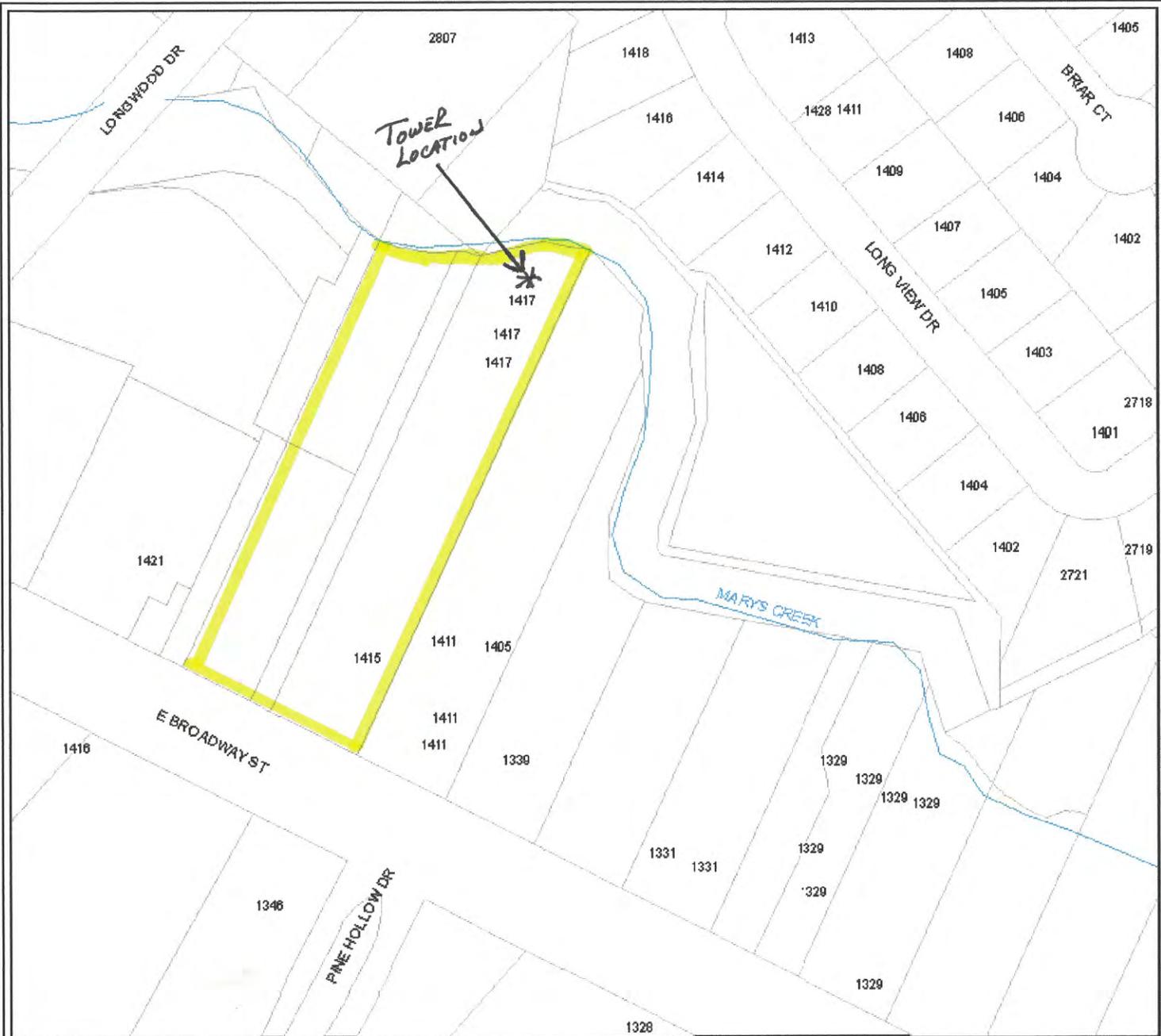
TELECOMMUNICATION CHECKLIST

1. Inventory of applicant's existing telecommunication sites. Towers are not owned by Sprint/Nextel.
2. Site plan. (See enclosed survey and construction drawings).
3. Structural Analysis.
4. Letter of Intent to Lease excess space on the tower.
5. Not applicable. This is an existing tower.
6. Identification of Site.
7. Existing tower will accommodate antennas without structural modifications. See enclosed Structural Analysis.
8. Existing tower will accommodate new antennas. See enclosed Structural Analysis.
9. This tower is structurally capable, and there are no RF interference issues to prevent the addition of antennas described in this application.

Please let me know if you have any questions or require any additional information or material.

Sincerely,

Alan Haggard



Legend

Addresses

Scale 1:1,641
1 in = 137 ft



LETTER OF INTENT

January 10, 2011

Harold Ellis
Senior Planner
City of Pearland
3523 Liberty Drive
Pearland, TX 77581

RE: Application for Conditional Use Permit
1417 East Broadway, Pearland, TX 77581

Dear Harold:

There is currently a 180-foot guyed tower owned by AT&T located at the above address. Three separate carriers are currently collocated on this tower, AT&T, Nextel, and Cricket. Nextel is modifying their existing antenna configuration as follows:

1. Add three (3) new antennas to the existing Nextel antenna platform at the 150-foot level on the tower. This will increase the number of antennas from nine (9) to twelve (12).
2. Add six (6) new lines of 1-5/8" coax cables. This will increase the total number of coax cables from nine (9) 7/8" coax cables to nine (9) 7/8" and six (6) 1-5/8" coax cables.
3. There will be no change to the existing ground equipment or electrical requirements.

A structural analysis has been performed on this tower and it will accommodate this change in loading.

Let me know if you have any questions.

Sincerely,

Alan Haggard

City of Pearland
Planning Department
3523 Liberty Drive
Pearland, Texas 77581

RE: Sprint Nextel Conditional Use Permit
1417 East Broadway, Pearland, TX

To Whom It May Concern:

The undersigned owner of the subject property hereby grants permission to Sprint Nextel and it's agents to file an application for Conditional Use Permit for the purpose of obtaining a Conditional Use Permit for an existing tower located on this property.

Barnett Ranching and Land Management
a/k/a Barnett Drywall & Supply Co.

A handwritten signature in blue ink that reads "Sandra Barnett". The signature is written in a cursive style with a horizontal line underneath the name.

Sandra Barnett, Owner

CITY OF PEARLAND

*** CUSTOMER RECEIPT ***

Oper: CDUNK Type: OC Drawer: 1
Date: 1/14/11 02 Receipt no: 98136

Description	Quantity	Amount
BA	BOARD OF ADJUSTMENTS	
	1.00	\$250.00

Trans number: 3240346

SKYWARD LAND SERVICES, INC
1417 E BROADWAY ST
OWNER BARNETT DRYWALL
CUP
CDUNK

Tender detail		
CK CHECK	3076	\$250.00
Total tendered		\$250.00
Total payment		\$250.00

Trans date: 1/14/11 Time: 11:53:41

Sprint

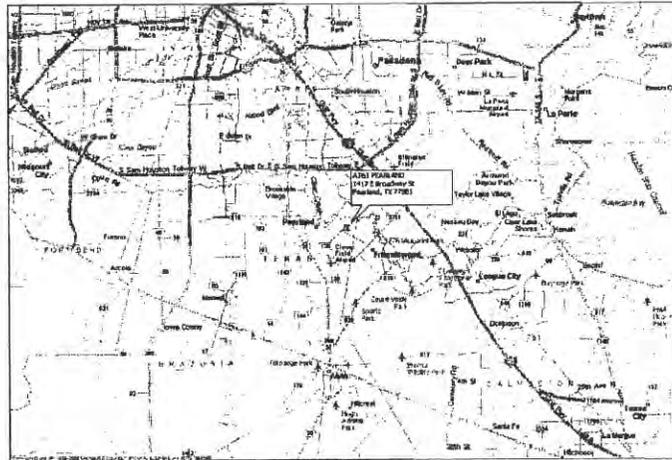
Together with Nextel

SPRINT NEXTEL ANTENNA MODIFICATION CASCADE # HO81XC891 1417 EAST BROADWAY HOUSTON, TEXAS 77581

SITE LOCATION



VICINITY MAP



DIRECTIONS:

FROM SPRINT HOUSTON OFFICE GO SOUTH AND THEN EAST ON BELTWAY 8 TO SR 35 (TELEPHONE ROAD), GO RIGHT (SOUTH) ON TELEPHONE ROAD 2.5 MILES TURN LEFT (SOUTHEAST) ON EAST BROADWAY STREET, GO 3.7 MILES TO SITE ON THE LEFT.

PROJECT TYPE:

THIS IS AN ANTENNA MODIFICATION ONLY. NO GROUND EQUIPMENT MODIFICATION. NO ELECTRICAL MODIFICATION.

PROJECT DESCRIPTION:

ALL ELEMENTS OF THIS SITE INCLUDING BUT NOT LIMITED TO: SITE ACCESS ROAD AND APPROACH, SITE WORK, GROUNDING SYSTEM, FENCE, CANOPY AND GATE, EQUIPMENT SUPPORT STRUCTURES, TOWER, ANTENNA AND ANTENNA MOUNTS, CONDUCTORS, AND SITE WORK AS REQUIRED FOR A COMPLETED SITE ARE A PART OF THIS CONTRACT.

APPROVALS:

THE FOLLOWING PARTIES AS INDICATED BELOW HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE WORK AS DESCRIBED HEREIN. IT IS UNDERSTOOD THAT ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO THE JURISDICTION OF THE LOCAL BUILDING AUTHORITY WHICH MAY IMPOSE MODIFICATIONS TO THE CONTRACTS REQUIREMENTS.

PROPERTY OWNER OR LANDLORD	DATE
SPRINT PCS	DATE
SPRINT NET OPS	DATE
SPRINT RF ENGINEER	DATE

SHEET INDEX

T-1	TITLE SHEET
S-1	STRUCTURAL CAPACITY SURVEY
A-1	OVERALL SITE PLAN
A-2	INTERIOR SITE PLAN
A-3	ANTENNA DETAILS
A-4	ELEVATION

JURISDICTION:
CITY OF PEARLAND, TX
TAX PARCEL APN# 219004

UTILITIES:

ELECTRIC:
RELIANT ENERGY
TELEPHONE COMPANY:
SOUTHWESTERN BELL
TELEPHONE:
800-464-7928

PROJECT PARTICIPANTS

ACQUISITION COMPANY:
SKYWARD LAND SERVICES INC.
CONSULTANT: ALAN HAGGARD
TEL: 405-210-2156
LATITUDE: 29-32-46.9 N
LONGITUDE: 95-13-34.9 W

PROPERTY OWNER

AT&T TOWERS
3707 SOUTH 2ND STREET
AUSTIN, TX 78704
TEL: 512-438-6381
CONTACT: LUKE CONDER

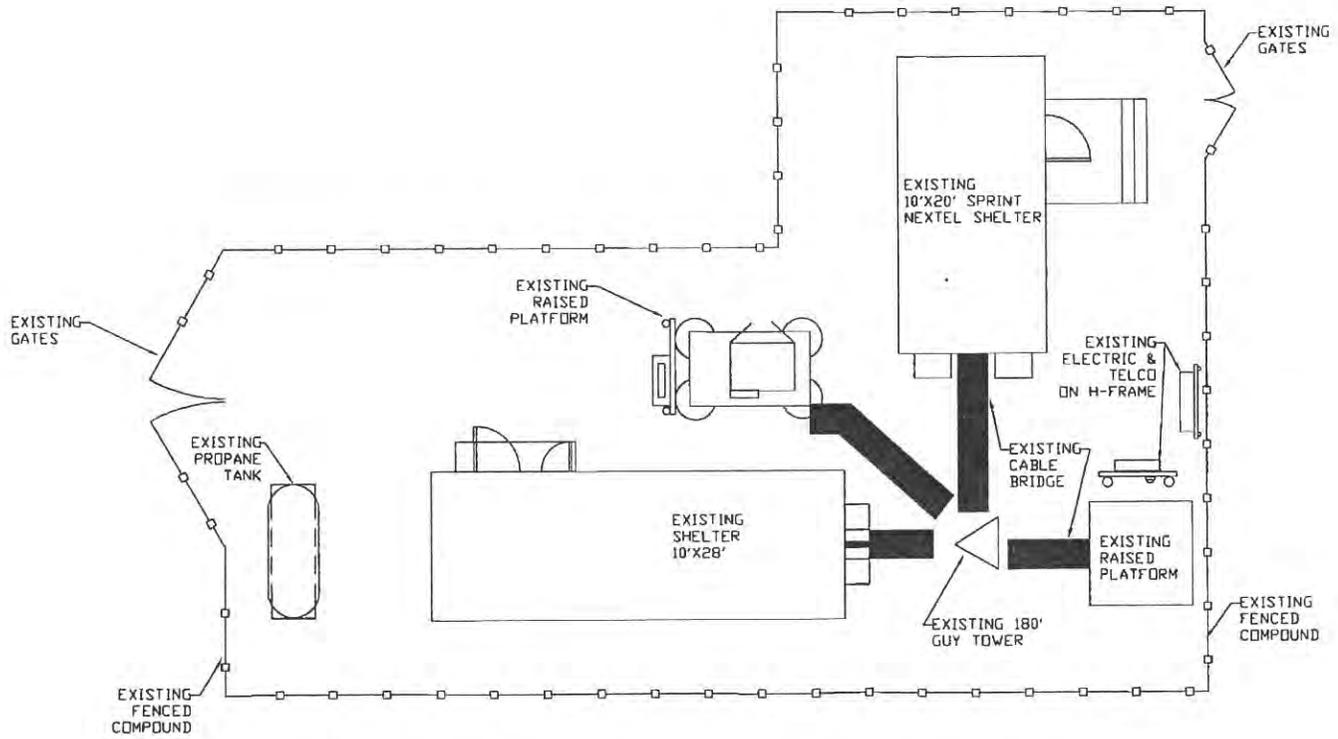
A&E COMPANY:

DESIGN BUILD GROUP
PO BOX 33335
SAN ANTONIO, TEXAS 78265
PHONE: (210) 601-5647
EMAIL: dbuildgroup@saba.tx.com

CONSULTING ENGINEER:

RONNFELDT ENGINEERING
7272 WURZBACH RD, SUITE 1101
SAN ANTONIO, TEXAS 78280
CONTACT: ROY RONNFELDT
PHONE: (210) 734-8756

DATE	REVISION
<p>AT&T PEARLAND CASCADE # HO81XC891 1417 EAST BROADWAY HOUSTON, TEXAS 77581</p>	
<p>SPRINT NEXTEL ATTN: JOSE CONZALEZ 4700 W SAM HOUSTON PARKWAY N, SUITE 200, HOUSTON, TX 77041 (281) 414-1862</p> <p>DESIGN BUILD GROUP PO BOX 33335 SAN ANTONIO, TEXAS 78265 (210) 601-5647</p>	
<p>CONSTRUCTION</p>	
PRINTED DATE:	1/31/11
DRAWN BY:	JR
CHECKED BY:	REL
TITLE SHEET	
SHEET NO.	T-1



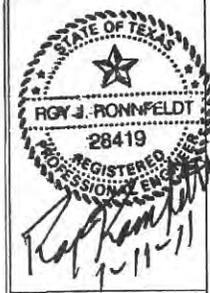
OVERALL SITE PLAN
 INFORMATIONAL PURPOSES ONLY
 SCALE 1/8"=1'

DATE	REVISION

AT&T PEARLAND
 CASCADE # H081XC891
 1417 EAST BROADWAY
 HOUSTON, TEXAS 77581

SPRINT NEXTEL
 ATTN: JOSE GONZALEZ
 4700 W SAM HOUSTON PARKWAY N.
 SUITE 200, HOUSTON, TX 77041
 (281) 414-1682
 DESIGN BUILD GROUP
 PO BOX 100000
 SAM PEARLAND, TEXAS 77585
 (281) 801-9847

CONSTRUCTION



PRINTED DATE: 1/11/11
 DRAWN BY: JR
 CHECKED BY: REL

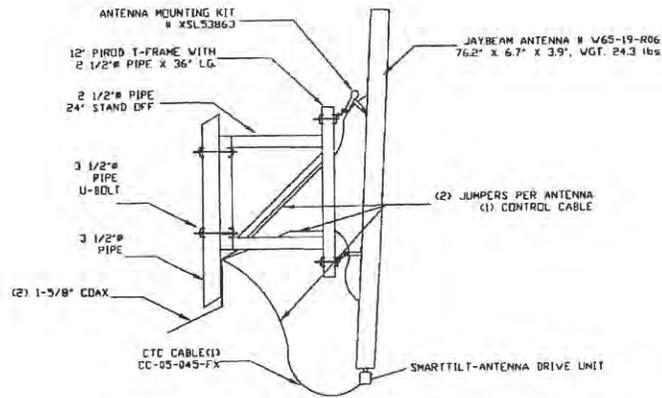
OVERALL SITE PLAN
 SHEET NO. A-1

ANTENNA, EQUIPMENT & COAXIAL CABLE REQUIREMENTS

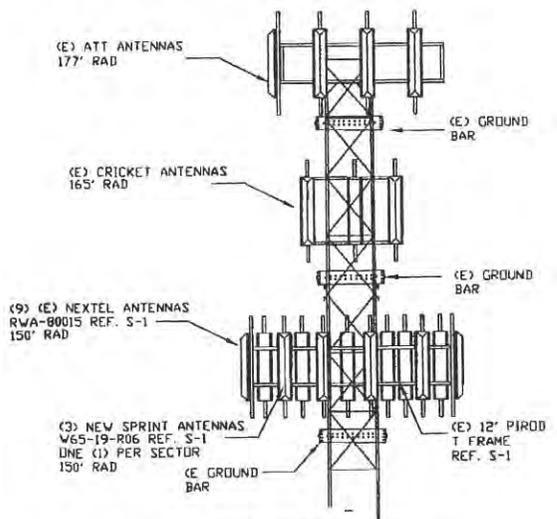
NO.	ANTENNA TYPE	SECTOR	COAXIAL CABLE			REMARKS
			LENGTH	DIA	COLOR CODING SCHEME	
1	PANEL ANTENNA JAYBEAM V65-19-R06	ALPHA 90°	170'	1-5/8"		
1	PANEL ANTENNA JAYBEAM V65-19-R06	BETA 110°	170'	1-5/8"		
1	PANEL ANTENNA JAYBEAM V65-19-R06	GAMMA 260°	170'	1-5/8"		
1	(1) CONTROL CABLE FIELD CC-05-060-FM		170'	1/4"		
2	AMPHENOL MODEMS					
4	CONTROL CABLE JUMPERS PART NO. CC-05-3-FM		9.84'	1/4"		
3	ANTENNA MOUNTING KIT PART NO. XSL55990					

#	VARIABLES W/ SITE DESIGN - REFER TO IMPLEMENTATION MANAGER	
#	VARIABLES W/ TOWER HGT	MIN. BEND RADIUS

- NOTES:**
- ANTENNA CABLE LENGTHS HAVE NOT BEEN DETERMINED ON THESE DRAWINGS. CONTRACTOR MUST FIELD VERIFY ANTENNA CABLE LENGTHS PRIOR TO ORDER.
 - ALL MAIN CABLES WILL BE COLOR CODED W/ 2" WIDE VINYL TAPE @ THREE (3) LOCATIONS. TOP JUMPERS COLOR CODE TO BE VISIBLE FROM GROUND.
 - A. TOP OF TOWER
 - B. BOTTOM OF TOWER
 - C. OUTSIDE EQUIPMENT CABINET
 - ALL MAIN CABLES WILL UTILIZE GROUND KITS GROUNDED @ FOUR (4) POINTS AS FOLLOWS:
 - A. TOP OF TOWER (ANTENNA LEVEL) ONE END MECHANICALLY CONNECTED TO TOWER WITH #10 JACKETED COPPER CABLE.
 - B. MIDDLE OF TOWER IF OVER 200' ONE END MECHANICALLY CONNECTED TO GROUND BAR. (SEE ELEC. DWGS)
 - C. BOTTOM OF TOWER, ONE END MECHANICALLY CONNECTED TO GROUND BAR. (SEE ELEC. DWGS)
 - D. PRIOR TO EQUIPMENT CABINET, ONE END MECHANICALLY CONNECTED TO EXTERIOR GROUND BAR (EGB). (SEE ELEC. DWGS.)
 - ALL TOP JUMPERS WILL BE THREE (3) TO TEN (10) FEET IN LENGTH-SECURE ALL LOOSE WIRES.
 - ALL COAXIAL CABLES SHOULD BE INSTALLED W/ ANY AND ALL BENDS WITH IN THE ALLOWABLE BENDING RADIUS AS SPECIFIED IN TABLE FOR EACH SIZE CABLE.
 - COLD SHRINK VAPOR WRAP WILL BE USED TO SEAL ALL COAXIAL CABLE CONNECTIONS-WEATHER PROOFING KITS SHALL BE AMPHENOL GROUNDING KIT MODEL NO. Z41005-3 (E- REFERS TO THE SIZE OF THE COAX) ON EQUIPMENT. (SEE SPRINT CONSTRUCTION SPECIFICATIONS REF.3.1)
 - ALL COAXIAL CABLE WILL BE SECURED TO SUPPORT HARDWARE @ DISTANCES NOT TO EXCEED 3'-0" (EXCLUDING WINDPOLES).

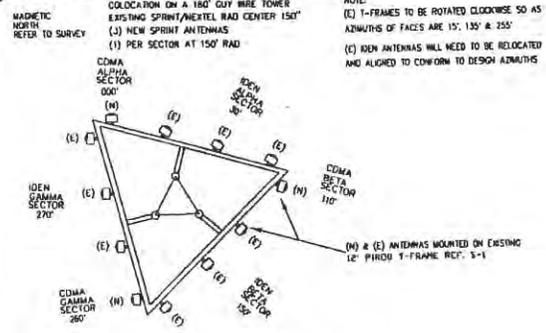
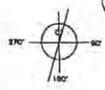


3 ANTENNA MOUNTING DETAIL EXISTING ON 12' PIRDD T-FRAME WITH A 24' STAND OFF



4 ANTENNA MOUNTING DETAIL EXISTING ON 12' PIRDD T-FRAME

1 NOTES & REQUIREMENTS SCALE: N.T.S.

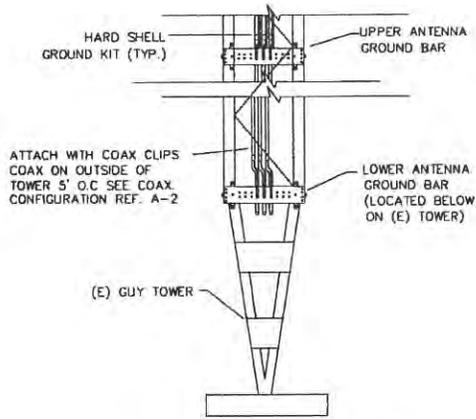
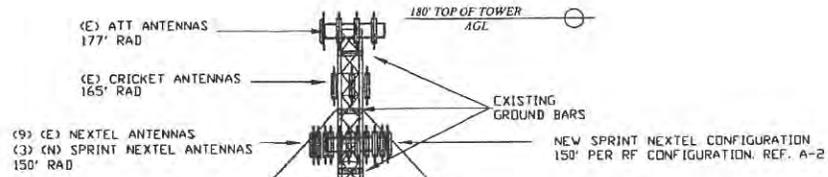


2 NOTES & REQUIREMENTS SCALE: N.T.S.

DATE	REVISION
AT&T PEARLAND CASCADE # H081XC891 1417 EAST BROADWAY HOUSTON, TEXAS 77661	
SPRINT NEXTEL ATTN: JOSE GONZALEZ 4700 W SAM HOUSTON PARKWAY N, SUITE 200, HOUSTON, TX 77041 (281) 414-1882	DESIGN BUILD GROUP PO BOX 3335 SAN ANTONIO, TEXAS 78208 (210) 491-5647
CONSTRUCTION	
PRINTED DATE: 1/21/11	
DRAWN BY: JR	
CHECKED BY: MEL	
ANTENNA DATA	
SHEET NO:	A-2

NOTE:
CONTRACTOR TO REFER TO SPRINT
RF DEPARTMENT SITE DESIGN
SPECIFICATIONS CONCERNING ANTENNAS,
& COAX.

DESIGN BUILD GROUP
MAKES NO REPRESENTATION
AS TO THE ADEQUACY OF
EXISTING TOWER TO SUPPORT
ADDITIONAL LOAD. SEE TOWER
ENGINEERING STUDY BY OTHERS.



COAX ATTACHMENT DETAIL

NOT TO SCALE

(E) 6' FENCE W/
3 STRANDS OF
BARBED WIRE

EXISTING
10'x28'
EQUIPMENT
BUILDING

EXISTING PROPANE TANKS

VIEW FROM SOUTH

(6) (N) 1-5/8" COAX
(1) (N) 1/4" CONTROL CABLE

GROUND BAR
EXISTING
NEXTEL
EQUIPMENT
BUILDING

(E) 6' FENCE W/
3 STRANDS OF
BARBED WIRE

AGL

NOTE:
EXISTING CRICKET
EQUIPMENT NOT SEEN
BEHIND SHELTER.

NOTE:
EXISTING
POWER POLES
W/ELEC METERS
NOT SEEN BEHIND
EQUIPMENT

DATE	REVISION

AT&T PEARLAND
CASCADE # H081XC891
1417 EAST BROADWAY
HOUSTON, TEXAS 77581

SPRINT NEXTEL
ATTN: JOSE CONZALEZ
4700 W SAM HOUSTON PARKWAY N,
SUITE 200, HOUSTON, TX 77041
(281) 414-1682

DESIGN BUILD GROUP
PO BOX 3335
SAN ANTONIO, TEXAS 78205
(210) 601-5647



CONSTRUCTION



PRINTED DATE: 11/11/11

DRAWN BY: JR

CHECKED BY: MEL

OUTSIDE ELEVATION PLAN

SHEET NO.

A-3

SIGN PLACEMENT

Alan Haggard

From: SONYA@ABPRODUCTS.NET [SALES@ABPRODUCTS.NET]
Sent: Tuesday, January 04, 2011 4:20 PM
To: 'Alan Haggard'
Subject: RE: Zoning Sign

24" x 36" 4mm coro, single sided, black vinyl letters	\$29.72ea
24" x 36" slip frame	\$37.70ea
Install (At Barnett drywall store front)	\$15.00
Pick up (At Barnett drywall store front)	\$15.00
Tax additional	

Production time is 5 work days from date order is received
50% down with order placement is required and balance upon completion of the items.

AB PRODUCTS
Sonya
281-482-5588

From: Alan Haggard [mailto:alanhaggard@skywardsite.com]
Sent: Tuesday, January 04, 2011 11:47 AM
To: sales@abproducts.net
Subject: Zoning Sign

Sonya:

Attached are the Zoning Sign requirements for the zoning sign to be placed in front of the Barnett Drywall property. The sign needs to be installed on February 11th, 2011. The sign will need to remain on the property until after the final zoning hearing scheduled for March 28th.

Please provide me with a quote for making the sign, installing it at the property, and removing it after the zoning has been completed.

Thanks and let me know if you have any questions.

Alan Haggard
Skyward Land Services, Inc.
4200 Steven Drive
Edmond, Oklahoma 73013
405-210-2156 Mobile
405-341-5944 Fax
alanhaqqard@skywardsite.com

Monday, January 3 2011

Property Tax Status

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Make your check or money order payable to:

Ro'Vin Garrett, RTA
111 E Locust
Angleton, Texas 77515



A Convenience Fee of up to 2.65% will be charged for all credit card payments by the vendor providing this service. For eChecks, a convenience fee of \$1.50 will be charged for each transaction. The fee covers the cost of making payments by credit card possible. The fee will appear as a charge to 'Certified Payments'. No part of this fee is retained by Brazoria County.

Unless otherwise noted, all data refers to tax information for 2010. All amounts due include penalty, interest, and attorney fees when applicable. Due to the large volume of work during heavy payment periods amounts due may not reflect payments that have been received but not yet processed.

Account Number: 54110045112

Address:

BARNETT DRYWALL & SUPPLY
1331 BROADWAY ST
PEARLAND, TX 77581-9301

Property Site Address:

1415 BROADWAY

Legal Description:

JENKINS (A0111 PERRY &
AUSTIN)(PEARLAND) , LOT 3-4-5, ACRES
2.7926

Current Tax Levy: \$22,265.78

Current Amount Due: \$22,265.78

Prior Year Amount Due: \$0.00

Total Amount Due: \$22,265.78

Last Payment Amount for Current Year Taxes:

Not Received

Pending Credit Card or E-Check Payments:

No Payment Pending

[Click Here to Pay Now](#)

Jurisdictions:

BRAZORIA COUNTY
BRAZORIA DRAINAGE DIST 4
CITY OF PEARLAND
PEARLAND ISD
SPECIAL ROAD & BRIDGE

Market Value: \$823,560

Land Value: \$367,900

Improvement Value: \$455,660

Capped Value: \$0

Agricultural Value: \$0

Exemptions: None

Last Certified Date: 09/14/2010

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[Payment Information](#)

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Monday, January 3 2011

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Account No.: 54110045112

* Additional Collection Costs

		as of January 31, 2011		as of February 28, 2011		as of March 31, 2011	
Year	Base Tax Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due
2010	\$22,265.78	\$0.00	\$22,265.78	\$1,558.60	\$23,824.38	\$2,003.92	\$24,269.70
Total Amount Due:	\$22,265.78	\$0.00	\$22,265.78	\$1,558.60	\$23,824.38	\$2,003.92	\$24,269.70

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E-mail: roving@brazoria-county.com
 111 E. Locust Suite
 Angleton, TX 77515
 (979) 864-1320

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SITE INVENTORY

Application for Conditional Use Permit 1417 East Broadway, Pearland, TX 77581

Sprint and/or Nextel do not own any towers within or near the city limits of the City of Pearland, however, they are collocated on the following sites:

Tower Owner: AT&T
Address: 1417 East Broadway, Pearland, TX
Latitude: 29.5464
Longitude: -95.2265
Height: 180 feet
Site Type: Guyed

(This existing tower is the subject of this application. Nextel is asking to add additional antennas to their existing platform. No change to electrical or ground equipment.)

Tower Owner: American Tower Corporation
Address: 4117 Plum Street, Pearland, TX
Latitude: 29.5676
Longitude: -95.2883
Height: 150 feet
Site Type: Self Support

Tower Owner: Crown Castle
Address: 2800 Block Dixie Farm Road, Houston, TX 77089
Latitude: 29.5647
Longitude: -95.2089
Height: 100 feet
Site Type: Monopole

Tower Owner: Crown Castle
Address: 301 Westfield Lane, Friendswood, TX 77581
Latitude: 29.5236
Longitude: -95.2242
Height: 71 feet
Site Type: Monopole

Tower Owner: Crown Castle
Address: 2804 S. Main, Pearland, TX 77581
Latitude: 29.5572
Longitude: -95.2850
Height: 95 feet
Site Type: Monopole



AT&T STRUCTURAL ANALYSIS SUMMARY

56318SPRTX-SG (REV 1)

Site Information

Description: 180' Guyed Tower Tower Manufacturer: Allied Tower
 Site USID: 56318 Site Name: 37 Pearland
 Location: 1417 East Broadway Applicable Codes: TIA/EIA-222-F
 Pearland, TX 77581

Existing Loads

Carrier	Elevation	Number of Antennas and Tower Mounted Equipment	Number of Coaxial Cables and Feedlines
Bell South	180'	One (1) omni antenna	One (1) 1 1/4" coax
Existing Carrier	180'	Three (3) omni antennas	Three (3) 7/8" coax
AT&T	177'	Nine (9) panel antennas and six (6) TMAs	Eighteen (18) 1 5/8" coax
Cricket	165'	Three (3) panel antennas	Six (6) 1 5/8" coax
Sprint/Nextel	150'	Nine (9) panel antennas	Nine (9) 7/8" coax

Proposed Additional Loads

Carrier	Elevation	Number of Antennas and Tower Mounted Equipment	Number of Coaxial Cables and Feedlines
Sprint/Nextel	150'	Three (3) panel antennas	Six (6) 1 5/8" coax *

* Proposed coax to be installed as shown in the attached Feedline Plan.

Analysis Results

Tower Stress Level with Proposed Equipment: **95.4 %** **Pass**
 Foundation Ratio with Proposed Equipment: **49.1 %** **Adequate**

A rigorous analysis of foundation has been completed. Based on analysis, the foundation has adequate capacity to support the existing and proposed loads.

The tower and foundation fully comply with TIA/EIA-222-F standards for antenna supporting structures. Therefore, the existing tower and foundation are deemed **sufficient** for the proposed load cases.

Analysis Prepared by: Erin B. Martin, E.I.T.

Analysis Reviewed by: Bob Whitaker, P.E.





AT&T STRUCTURAL ANALYSIS SUMMARY

56318SPRTX-SG (REV 1)

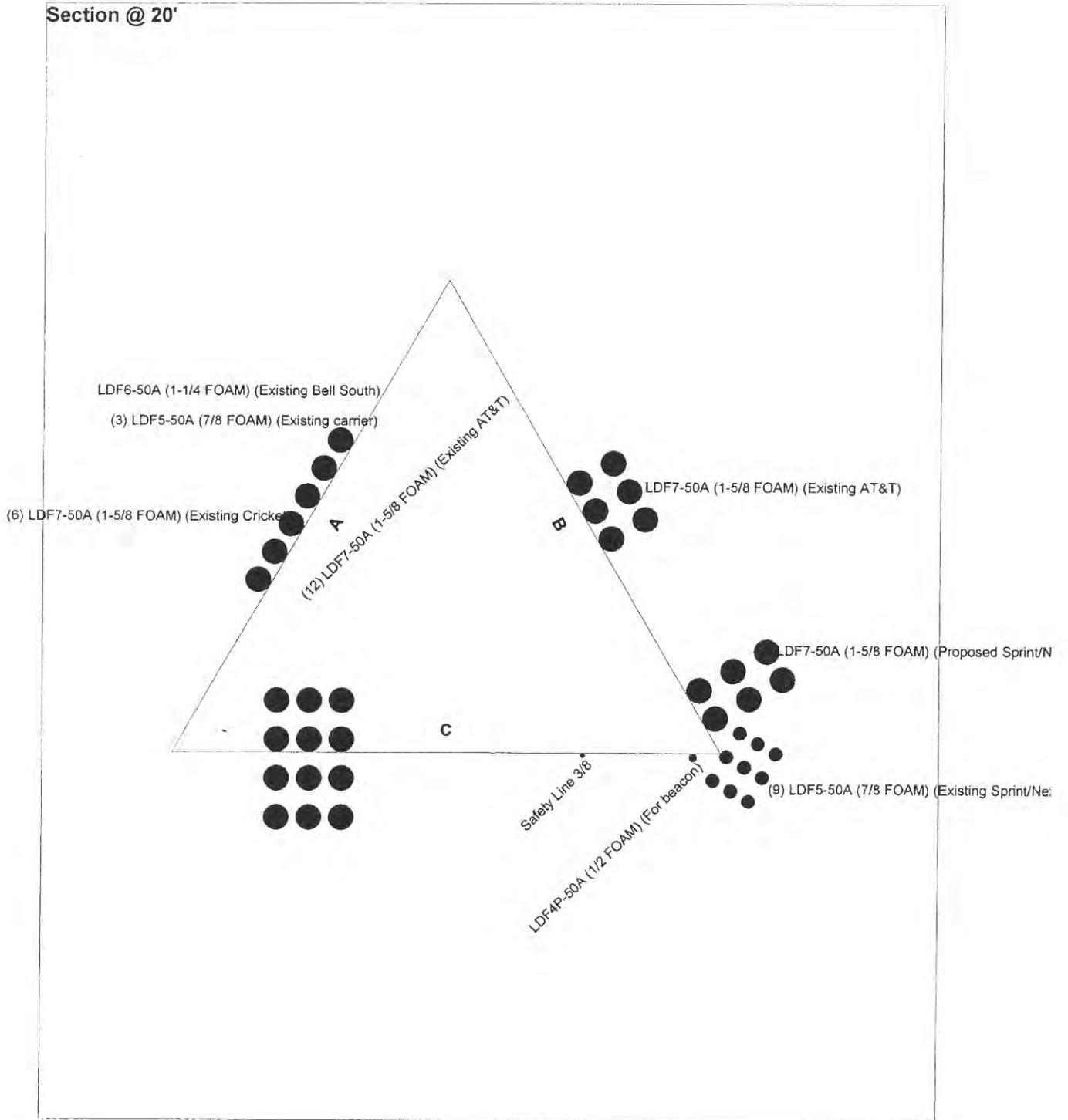
Assumptions, Disclaimers, and Notes

1. *The accuracy of loads listed in this report is the responsibility of AT&T. If the existing or proposed load cases are different than those analyzed, this report should be considered obsolete and further analysis will be required.*
2. *Capacity of the structural members is based on theoretical values assuming grade 50 ksi steel for leg members and 36 ksi steel for bracing members.*
3. *Black & Veatch was able to obtain a design analysis or the K factor used in the original design by the tower manufacturer. Black and Veatch has computed the analysis using a K factor value of 0.85 for the welded solid round bracing members used by the tower manufacturer.*
4. *It is the responsibility of the client and/or the tower owner to ensure no un-documented equipment is installed on the tower between now and the construction. If additional equipment is installed on the tower this report should be considered obsolete and further analysis will be required.*
5. *This analysis assumes that the tower structural components, including all steel sections and attachment hardware, are in good working order and in their original state, free of rust or other forms of corrosion. Furthermore, it is assumed that the tower and the tower foundation have been properly maintained and monitored since the time of construction. This report should be considered obsolete and further analysis will be required if the tower and/or foundation does not meet all of the above specifications.*
6. *The existing tower was analyzed using the RISATower computer program version 5.4.2.0. The loading criteria were developed from the "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures" outlined in the American National Standard Institute TIA/EIA-222-F. A basic wind speed of 100 mph, fastest mile, is required for this site located in Brazoria County, Texas.*
7. *Reported foundation ratio is based on calculated soil bearing pressure compared to the original allowable soil bearing capacity for the foundation.*
8. *Existing tower and foundation information was obtained from the following sources:*
 - Structural Analysis & Modification completed by Black & Veatch Corp., dated 9/29/2010.*
 - Structural Analysis completed by Black & Veatch Corp., dated 8/24/2010.*
 - Structural Analysis completed by Tower Technology, Inc., dated 3/20/2006, provided by AT&T.*
 - Structural Analysis completed by Tower Technology, Inc., dated 2/16/2000, provided by AT&T.*
 - Geotechnical Report by FDH Engineering, Inc., dated 8/17/2010.*
 - Foundation Sketch by Tower Technology, Inc., dated 2/16/2000, provided by AT&T.*
 - Tower photos taken during Site Assessment walks, provided by AT&T.*
 - Co-location information provided by AT&T.*

This analysis was performed under the assumption that all information provided to Black & Veatch is current and correct. If it is not, this report should be considered obsolete and further analysis will be required. Black & Veatch has not investigated the tower loading or performed a tower mapping and takes no responsibility for the verification of information provided by AT&T.

**Feedline Plan
20'**

Section @ 20'



 BLACK & VEATCH building a world of difference™ <small>ENERGY • WATER • INFORMATION • GOVERNMENT</small>	Black & Veatch Corp. 10950 Grandview Drive Overland Park, KS 66210 Phone: (913) 458-2000 FAX: (913) 458-8136	Job: 56318 37 Pearland Project: 166951 (56318SPRTX-SG (REV 1)) Client: AT&T Towers Drawn by: Erin B. Martin, E.I.T. App'd: Code: TIA/EIA-222-F Date: 10/06/10 Scale: NTS Path: _____ Dwg No. E-7
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RISATower Black & Veatch Corp. 10950 Grandview Drive Overland Park, KS 66210 Phone: (913) 458-2000 FAX: (913) 458-8136	Job 56318 37 Pearland	Page 1 of 16
	Project 166951 (56318SPRTX-SG (REV 1))	Date 10:51:03 10/06/10
	Client AT&T Towers	Designed by Erin B. Martin, E.I.T.

Tower Input Data

The main tower is a 3x guyed tower with an overall height of 180.00 ft above the ground line.

The base of the tower is set at an elevation of 0.00 ft above the ground line.

The face width of the tower is 3.50 ft at the top and tapered at the base.

This tower is designed using the TIA/EIA-222-F standard.

The following design criteria apply:

Tower is located in Brazoria County, Texas.

Basic wind speed of 100 mph.

Nominal ice thickness of 0.5000 in.

Ice density of 56 pcf.

A wind speed of 87 mph is used in combination with ice.

Temperature drop of 50 °F.

Deflections calculated using a wind speed of 50 mph.

Weld together tower sections have flange connections..

Connections use galvanized A325 bolts, nuts and locking devices. Installation per TIA/EIA-222 and AISC Specifications..

Tower members are "hot dipped" galvanized in accordance with ASTM A123 and ASTM A153 Standards..

Welds are fabricated with ER-70S-6 electrodes..

Pressures are calculated at each section.

Safety factor used in guy design is 2.

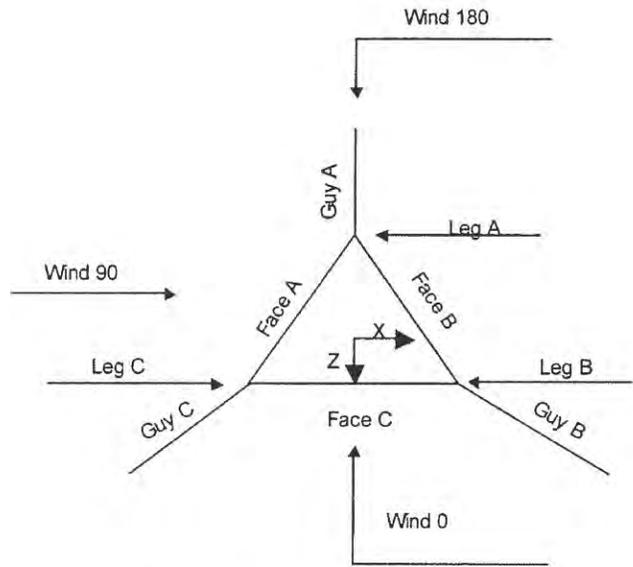
Stress ratio used in tower member design is 1.333.

Local bending stresses due to climbing loads, feedline supports, and appurtenance mounts are not considered.

Options

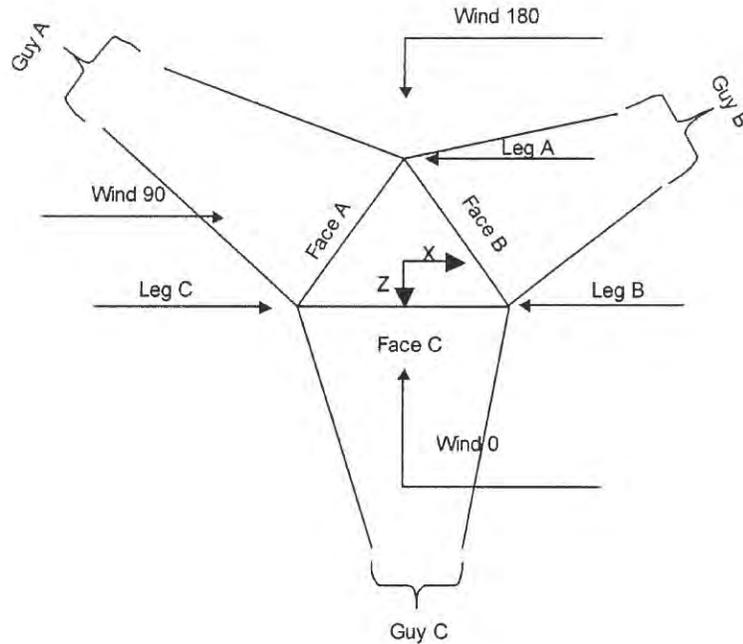
<ul style="list-style-type: none"> Consider Moments - Legs Consider Moments - Horizontals Consider Moments - Diagonals Use Moment Magnification √ Use Code Stress Ratios √ Use Code Safety Factors - Guys Escalate Ice Always Use Max Kz Use Special Wind Profile √ Include Bolts In Member Capacity Leg Bolts Are At Top Of Section √ Secondary Horizontal Braces Leg Use Diamond Inner Bracing (4 Sided) Add IBC .6D+W Combination 	<ul style="list-style-type: none"> Distribute Leg Loads As Uniform Assume Legs Pinned √ Assume Rigid Index Plate √ Use Clear Spans For Wind Area √ Use Clear Spans For KL/r √ Retension Guys To Initial Tension Bypass Mast Stability Checks √ Use Azimuth Dish Coefficients √ Project Wind Area of Appurt. √ Autocalc Torque Arm Areas SR Members Have Cut Ends Sort Capacity Reports By Component √ Triangulate Diamond Inner Bracing 	<ul style="list-style-type: none"> Treat Feedline Bundles As Cylinder Use ASCE 10 X-Brace Ly Rules √ Calculate Redundant Bracing Forces Ignore Redundant Members in FEA SR Leg Bolts Resist Compression √ All Leg Panels Have Same Allowable Offset Girt At Foundation √ Consider Feedline Torque Include Angle Block Shear Check <li style="padding-left: 40px;">Poles Include Shear-Torsion Interaction Always Use Sub-Critical Flow Use Top Mounted Sockets
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	Client AT&T Towers	Designed by Erin B. Martin, E.I.T.



Corner & Starmount Guyed Tower

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	Client AT&T Towers	Designed by Erin B. Martin, E.I.T.



Face Guyed

Tower Section Geometry

Tower Section	Tower Elevation	Assembly Database	Description	Section Width	Number of Sections	Section Length
	<i>ft</i>			<i>ft</i>		<i>ft</i>
T1	180.00-160.00			3.50	1	20.00
T2	160.00-140.00			3.50	1	20.00
T3	140.00-120.00			3.50	1	20.00
T4	120.00-100.00			3.50	1	20.00
T5	100.00-80.00			3.50	1	20.00
T6	80.00-60.00			3.50	1	20.00
T7	60.00-40.00			3.50	1	20.00
T8	40.00-20.00			3.50	1	20.00
T9	20.00-6.42			3.50	1	13.58
T10	6.42-0.00			3.50	1	6.42

Tower Section Geometry (cont'd)

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	Client AT&T Towers		Designed by Erin B. Martin, E.I.T.

Tower Section	Tower Elevation ft	Diagonal Spacing ft	Bracing Type	Has K Brace End Panels	Has Horizontals	Top Girt Offset in	Bottom Girt Offset in
T1	180.00-160.00	3.21	K Brace Right	No	Yes	4.5000	4.5000
T2	160.00-140.00	3.21	K Brace Right	No	Yes	4.5000	4.5000
T3	140.00-120.00	3.21	K Brace Right	No	Yes	4.5000	4.5000
T4	120.00-100.00	3.21	K Brace Right	No	Yes	4.5000	4.5000
T5	100.00-80.00	3.21	K Brace Right	No	Yes	4.5000	4.5000
T6	80.00-60.00	3.21	K Brace Right	No	Yes	4.5000	4.5000
T7	60.00-40.00	3.21	K Brace Right	No	Yes	4.5000	4.5000
T8	40.00-20.00	3.21	K Brace Right	No	Yes	4.5000	4.5000
T9	20.00-6.42	3.21	K Brace Right	No	Yes	4.5000	4.5000
T10	6.42-0.00	2.84	K Brace Right	No	Yes	4.5000	4.5000

Tower Section Geometry (cont'd)

Tower Elevation ft	Leg Type	Leg Size	Leg Grade	Diagonal Type	Diagonal Size	Diagonal Grade
T1 180.00-160.00	Solid Round	1 3/4	A572-50 (50 ksi)	Solid Round	1 1/8	A36M-45 (45 ksi)
T2 160.00-140.00	Solid Round	1 3/4	A572-50 (50 ksi)	Solid Round	1 1/8	A36M-45 (45 ksi)
T3 140.00-120.00	Solid Round	1 3/4	A572-50 (50 ksi)	Solid Round	1 1/8	A36M-45 (45 ksi)
T4 120.00-100.00	Solid Round	1 3/4	A572-50 (50 ksi)	Solid Round	1 1/8	A36M-45 (45 ksi)
T5 100.00-80.00	Solid Round	1 3/4	A572-50 (50 ksi)	Solid Round	1 1/8	A36M-45 (45 ksi)
T6 80.00-60.00	Solid Round	1 3/4	A572-50 (50 ksi)	Solid Round	1	A36M-45 (45 ksi)
T7 60.00-40.00	Solid Round	1 3/4	A572-50 (50 ksi)	Solid Round	1	A36M-45 (45 ksi)
T8 40.00-20.00	Solid Round	1 3/4	A572-50 (50 ksi)	Solid Round	1	A36M-45 (45 ksi)
T9 20.00-6.42	Solid Round	1 3/4	A572-50 (50 ksi)	Solid Round	1	A36M-45 (45 ksi)
T10 6.42-0.00	Solid Round	1 3/4	A572-50 (50 ksi)	Solid Round	1	A36M-45 (45 ksi)

Tower Section Geometry (cont'd)

Tower Elevation ft	Top Girt Type	Top Girt Size	Top Girt Grade	Bottom Girt Type	Bottom Girt Size	Bottom Girt Grade
T1 180.00-160.00	Solid Round	1 1/8	A36 (36 ksi)	Solid Round	1 1/8	A36 (36 ksi)
T2 160.00-140.00	Solid Round	1 1/8	A36 (36 ksi)	Solid Round	1 1/8	A36 (36 ksi)
T3 140.00-120.00	Solid Round	1 1/8	A36 (36 ksi)	Solid Round	1 1/8	A36 (36 ksi)
T4 120.00-100.00	Solid Round	1 1/8	A36 (36 ksi)	Solid Round	1 1/8	A36 (36 ksi)
T5 100.00-80.00	Solid Round	1 1/8	A36	Solid Round	1 1/8	A36

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Tower Elevation ft	Top Girt Type	Top Girt Size	Top Girt Grade	Bottom Girt Type	Bottom Girt Size	Bottom Girt Grade
T6 80.00-60.00	Solid Round	1 1/8	(36 ksi) A36	Solid Round	1 1/8	(36 ksi) A36
T7 60.00-40.00	Solid Round	1 1/8	(36 ksi) A36	Solid Round	1 1/8	(36 ksi) A36
T8 40.00-20.00	Solid Round	1 1/8	(36 ksi) A36	Solid Round	1 1/8	(36 ksi) A36
T9 20.00-6.42	Solid Round	1 1/8	(36 ksi) A36	Solid Round	1 1/8	(36 ksi) A36
T10 6.42-0.00	Flat Bar	2 x 3/16	(36 ksi) A36	Flat Bar	2 x 3/16	(36 ksi) A36

Tower Section Geometry (cont'd)

Tower Elevation ft	No. of Mid Girts	Mid Girt Type	Mid Girt Size	Mid Girt Grade	Horizontal Type	Horizontal Size	Horizontal Grade
T1 180.00-160.00	None	Flat Bar		A36 (36 ksi)	Solid Round	7/8	A36 (36 ksi)
T2 160.00-140.00	None	Flat Bar		A36 (36 ksi)	Solid Round	7/8	A36 (36 ksi)
T3 140.00-120.00	None	Flat Bar		A36 (36 ksi)	Solid Round	7/8	A36 (36 ksi)
T4 120.00-100.00	None	Flat Bar		A36 (36 ksi)	Solid Round	7/8	A36 (36 ksi)
T5 100.00-80.00	None	Flat Bar		A36 (36 ksi)	Solid Round	7/8	A36 (36 ksi)
T6 80.00-60.00	None	Flat Bar		A36 (36 ksi)	Solid Round	7/8	A36 (36 ksi)
T7 60.00-40.00	None	Flat Bar		A36 (36 ksi)	Solid Round	7/8	A36 (36 ksi)
T8 40.00-20.00	None	Flat Bar		A36 (36 ksi)	Solid Round	7/8	A36 (36 ksi)
T9 20.00-6.42	None	Flat Bar		A36 (36 ksi)	Solid Round	7/8	A36 (36 ksi)
T10 6.42-0.00	None	Flat Bar		A36 (36 ksi)	Solid Round	7/8	A36 (36 ksi)

Tower Section Geometry (cont'd)

Tower Elevation ft	Secondary Horizontal Type	Secondary Horizontal Size	Secondary Horizontal Grade	Inner Bracing Type	Inner Bracing Size	Inner Bracing Grade
T7 60.00-40.00	Equal Angle	L2x2x3/16	A36 (36 ksi)	Solid Round		A572-50 (50 ksi)
T8 40.00-20.00	Equal Angle	L2x2x3/16	A36 (36 ksi)	Solid Round		A572-50 (50 ksi)

RISATower Black & Veatch Corp. 10950 Grandview Drive Overland Park, KS 66210 Phone: (913) 458-2000 FAX: (913) 458-8136	Job 56318 37 Pearland	Page 6 of 16
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	Client AT&T Towers	Designed by Erin B. Martin, E.I.T.

Tower Section Geometry (cont'd)

Tower Elevation	Gusset Area (per face)	Gusset Thickness	Gusset Grade	Adjust. Factor A_f	Adjust. Factor A_r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals	Double Angle Stitch Bolt Spacing Horizontals
ft	ft ²	in					in	in
T1 180.00-160.00	0.00	0.0000	A36 (36 ksi)	1	1	1	36.0000	36.0000
T2 160.00-140.00	0.00	0.0000	A36 (36 ksi)	1	1	1	36.0000	36.0000
T3 140.00-120.00	0.00	0.0000	A36 (36 ksi)	1	1	1	36.0000	36.0000
T4 120.00-100.00	0.00	0.0000	A36 (36 ksi)	1	1	1	36.0000	36.0000
T5 100.00-80.00	0.00	0.0000	A36 (36 ksi)	1	1	1	36.0000	36.0000
T6 80.00-60.00	0.00	0.0000	A36 (36 ksi)	1	1	1	36.0000	36.0000
T7 60.00-40.00	0.00	0.0000	A36 (36 ksi)	1	1	1	36.0000	36.0000
T8 40.00-20.00	0.00	0.0000	A36 (36 ksi)	1	1	1	36.0000	36.0000
T9 20.00-6.42	0.00	0.0000	A36 (36 ksi)	1	1	1	36.0000	36.0000
T10 6.42-0.00	0.00	0.0000	A36 (36 ksi)	1	1	1	36.0000	36.0000

Tower Section Geometry (cont'd)

Tower Elevation	Calc K Single Angles	Calc K Solid Rounds	Legs	K Factors ¹						
				X Brace Diags	K Brace Diags	Single Diags	Girts	Horiz.	Sec. Horiz.	Inner Brace
				X Y	X Y	X Y	X Y	X Y	X Y	X Y
T1 180.00-160.00	Yes	No	1	1	0.85	1	0.85	0.85	1	1
T2 160.00-140.00	Yes	No	1	1	0.85	1	0.85	0.85	1	1
T3 140.00-120.00	Yes	No	1	1	0.85	1	0.85	0.85	1	1
T4 120.00-100.00	Yes	No	1	1	0.85	1	0.85	0.85	1	1
T5 100.00-80.00	Yes	No	1	1	0.85	1	0.85	0.85	1	1
T6 80.00-60.00	Yes	No	1	1	0.85	1	0.85	0.85	1	1
T7 60.00-40.00	Yes	No	1	1	0.85	1	0.85	0.85	1	1
T8 40.00-20.00	Yes	No	1	1	0.85	1	0.85	0.85	1	1
T9 20.00-6.42	Yes	No	1	1	0.85	1	0.85	0.85	1	1
T10 6.42-0.00	Yes	No	1	1	0.85	1	0.85	0.85	1	1

¹Note: K factors are applied to member segment lengths. K-braces without inner supporting members will have the K factor in the out-of-plane direction applied to the overall length.

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Tower Section Geometry (cont'd)

Tower Elevation ft	Leg		Diagonal		Top Girt		Bottom Girt		Mid Girt		Long Horizontal		Short Horizontal	
	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U
T1 180.00-160.00	0.0000	1	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75
T2 160.00-140.00	0.0000	1	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75
T3 140.00-120.00	0.0000	1	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75
T4 120.00-100.00	0.0000	1	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75
T5 100.00-80.00	0.0000	1	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75
T6 80.00-60.00	0.0000	1	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75
T7 60.00-40.00	0.0000	1	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75
T8 40.00-20.00	0.0000	1	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75
T9 20.00-6.42	0.0000	1	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75
T10 6.42-0.00	0.0000	1	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75

Guy Data

Guy Elevation ft	Guy Grade	Guy Size	Initial Tension K	%	Guy Modulus ksi	Guy Weight plf	L _u ft	Anchor Radius ft	Anchor Azimuth Adj. °	Anchor Elevation ft	End Fitting Efficiency %
160.375	EHS	A 5/8	4.24	10%	21000	0.813	208.19	135.00	0.0000	0.00	100%
		B 5/8	4.24	10%	21000	0.813	190.46	105.00	0.0000	0.00	100%
		C 5/8	4.24	10%	21000	0.813	190.46	105.00	0.0000	0.00	100%
118	EHS	A 9/16	3.50	10%	21000	0.671	161.85	113.00	0.0000	0.00	100%
		B 9/16	3.50	10%	21000	0.671	141.32	80.00	0.0000	0.00	100%
		C 9/16	3.50	10%	21000	0.671	141.32	80.00	0.0000	0.00	100%
80.375	EHS	A 1/2	2.69	10%	21000	0.517	136.91	113.00	0.0000	0.00	100%
		B 1/2	2.69	10%	21000	0.517	111.89	80.00	0.0000	0.00	100%
		C 1/2	2.69	10%	21000	0.517	111.89	80.00	0.0000	0.00	100%

Guy Data(cont'd)

Guy Elevation ft	Mount Type	Torque-Arm Spread ft	Torque-Arm Leg Angle °	Torque-Arm Style	Torque-Arm Grade	Torque-Arm Type	Torque-Arm Size
160.375	Torque Arm	7.00	30.0000	Bat Ear	A36 (36 ksi)	Equal Angle	L5x5x5/16 L4x4x1/4
118	Corner						

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Guy Elevation ft	Mount Type	Torque-Arm Spread ft	Torque-Arm Leg Angle °	Torque-Arm Style	Torque-Arm Grade	Torque-Arm Type	Torque-Arm Size
80.375	Corner						

Guy Data (cont'd)

Guy Elevation ft	Diagonal Grade	Diagonal Type	Upper Diagonal Size	Lower Diagonal Size	Is Strap	Pull-Off Grade	Pull-Off Type	Pull-Off Size
160.38	A572-50 (50 ksi)	Solid Round				A36 (36 ksi)	Solid Round	
118.00	A572-50 (50 ksi)	Solid Round			No	A36 (36 ksi)	Flat Bar	4x1/2
80.38	A572-50 (50 ksi)	Solid Round			No	A36 (36 ksi)	Solid Round	7/8

Guy Data (cont'd)

Guy Elevation ft	Cable Weight A K	Cable Weight B K	Cable Weight C K	Cable Weight D K	Tower Intercept		Tower Intercept	
					A ft	B ft	C ft	D ft
160.375	0.17	0.15	0.15		4.10	3.43	3.43	
					3.5 sec/pulse	3.2 sec/pulse	3.2 sec/pulse	
118	0.11	0.09	0.09		2.49	1.89	1.89	
					2.7 sec/pulse	2.4 sec/pulse	2.4 sec/pulse	
80.375	0.07	0.06	0.06		1.79	1.19	1.19	
					2.3 sec/pulse	1.9 sec/pulse	1.9 sec/pulse	

Guy Data (cont'd)

Guy Elevation ft	Calc K Single Angles	Calc K Solid Rounds	Torque Arm		Pull Off		Diagonal	
			K _x	K _y	K _x	K _y	K _x	K _y
160.375	Yes	No	1	1	1	1	1	1
118	No	No			1	1	1	1
80.375	No	No			1	1	1	1

Guy Data (cont'd)

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Guy Elevation ft	Torque-Arm				Pull Off				Diagonal			
	Bolt Size in	Number	Net Width Deduct in	U	Bolt Size in	Number	Net Width Deduct in	U	Bolt Size in	Number	Net Width Deduct in	U
160.375	0.0000 A325N	0	0.0000	1	0.6250 A325N	0	0.0000	0.75	0.6250 A325N	0	0.0000	0.75
118	0.0000 A325N	0	0.0000	1	0.6250 A325N	0	0.0000	0.75	0.6250 A325N	0	0.0000	0.75
80.375	0.0000 A325N	0	0.0000	1	0.6250 A325N	0	0.0000	0.75	0.6250 A325N	0	0.0000	0.75

Guy Pressures

Guy Elevation ft	Guy Location	z ft	q _z psf	q _z Ice psf	Ice Thickness in
160.375	A	80.19	33	25	0.5000
	B	80.19	33	25	0.5000
	C	80.19	33	25	0.5000
118	A	59.00	30	23	0.5000
	B	59.00	30	23	0.5000
	C	59.00	30	23	0.5000
80.375	A	40.19	27	20	0.5000
	B	40.19	27	20	0.5000
	C	40.19	27	20	0.5000

Feed Line/Linear Appurtenances - Entered As Round Or Flat

Description	Face or Leg	Allow Shield	Component Type	Placement ft	Face Offset in	Lateral Offset (Frac FW)	#	# Per Row	Clear Spacing in	Width or Diameter in	Perimeter in	Weight plf
Safety Line 3/8	C	Yes	Ar (CfAe)	180.00 - 8.00	0.0000	-0.25	1	1	0.3750	0.3750		0.22
LDF4P-50A (1/2 FOAM) (For beacon)	C	Yes	Ar (CfAe)	180.00 - 8.00	0.0000	-0.45	1	1	0.6300	0.6300		0.15
LDF6-50A (1-1/4 FOAM) (Existing Bell South)	A	Yes	Ar (CfAe)	180.00 - 8.00	0.0000	0.25	1	1	0.5000 1.0000	0.0000		0.66
LDF5-50A (7/8 FOAM) (Existing carrier)	A	Yes	Ar (CfAe)	180.00 - 8.00	-1.0000	0.2	3	3	0.5000 1.0000	0.0000		0.33
LDF7-50A (1-5/8 FOAM) (Existing AT&T)	C	Yes	Ar (CfAe)	177.00 - 8.00	-3.0000	0.25	12	3	0.5000 1.0000	1.9800		0.82
LDF7-50A (1-5/8 FOAM) (Existing AT&T)	B	Yes	Ar (CfAe)	177.00 - 8.00	0.0000	0	6	3	0.5000 1.0000	1.9800		0.82
LDF7-50A (1-5/8 FOAM) (Existing Cricket)	A	Yes	Ar (CfAe)	165.00 - 8.00	0.0000	0	6	6	0.5000 1.0000	1.9800		0.82

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Description	Face or Leg	Allow Shield	Component Type	Placement ft	Face Offset in	Lateral Offset (Frac FW)	#	# Per Row	Clear Spacing in	Width or Diameter in	Perimeter in	Weight plf
LDF5-50A (7/8 FOAM) (Existing Sprint/Nextel)	B	No	Ar (Leg)	150.00 - 8.00	0.0000	-0.05	9	3	0.5000 1.0000	1.0900		0.33
LDF7-50A (1-5/8 FOAM) (Proposed Sprint/Nextel)	B	Yes	Ar (CfAe)	150.00 - 8.00	0.0000	0.41	6	2	0.5000 1.0000	1.9800		0.82

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A _R ft ²	A _F ft ²	C _{AA} In Face ft ²	C _{AA} Out Face ft ²	Weight K
T1	180.00-160.00	A	4.950	0.000	0.000	0.000	0.06
		B	8.415	0.000	0.000	0.000	0.08
		C	10.090	0.000	0.000	0.000	0.17
T2	160.00-140.00	A	19.800	0.000	0.000	0.000	0.13
		B	15.925	0.000	0.000	0.000	0.18
		C	14.300	0.000	0.000	0.000	0.20
T3	140.00-120.00	A	19.800	0.000	0.000	0.000	0.13
		B	21.950	0.000	0.000	0.000	0.26
		C	17.025	0.000	0.000	0.000	0.20
T4	120.00-100.00	A	19.800	0.000	0.000	0.000	0.13
		B	21.950	0.000	0.000	0.000	0.26
		C	17.025	0.000	0.000	0.000	0.20
T5	100.00-80.00	A	19.800	0.000	0.000	0.000	0.13
		B	21.950	0.000	0.000	0.000	0.26
		C	17.025	0.000	0.000	0.000	0.20
T6	80.00-60.00	A	19.800	0.000	0.000	0.000	0.13
		B	21.950	0.000	0.000	0.000	0.26
		C	17.025	0.000	0.000	0.000	0.20
T7	60.00-40.00	A	19.800	0.000	0.000	0.000	0.13
		B	21.950	0.000	0.000	0.000	0.26
		C	17.025	0.000	0.000	0.000	0.20
T8	40.00-20.00	A	19.800	0.000	0.000	0.000	0.13
		B	21.950	0.000	0.000	0.000	0.26
		C	17.025	0.000	0.000	0.000	0.20
T9	20.00-6.42	A	11.880	0.000	0.000	0.000	0.08
		B	13.170	0.000	0.000	0.000	0.15
		C	10.215	0.000	0.000	0.000	0.12
T10	6.42-0.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	0.00

Feed Line/Linear Appurtenances Section Areas - With Ice

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A _R ft ²	A _F ft ²	C _{AA} In Face ft ²	C _{AA} Out Face ft ²	Weight K
T1	180.00-160.00	A	0.500	4.575	6.833	0.000	0.000	0.13
		B		4.222	7.027	0.000	0.000	0.25
		C		9.230	7.027	0.000	0.000	0.53
T2	160.00-140.00	A	0.500	8.300	22.333	0.000	0.000	0.35

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Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A_R ft ²	A_F ft ²	C_{AA} In Face ft ²	C_{AA} Out Face ft ²	Weight K
T3	140.00-120.00	B	0.500	9.192	12.983	0.000	0.000	0.55
		C		11.717	10.917	0.000	0.000	0.62
		A		8.300	22.333	0.000	0.000	0.35
T4	120.00-100.00	B	0.500	13.417	17.700	0.000	0.000	0.81
		C		13.458	13.567	0.000	0.000	0.62
		A		8.300	22.333	0.000	0.000	0.35
T5	100.00-80.00	B	0.500	13.417	17.700	0.000	0.000	0.81
		C		13.458	13.567	0.000	0.000	0.62
		A		8.300	22.333	0.000	0.000	0.35
T6	80.00-60.00	B	0.500	13.417	17.700	0.000	0.000	0.81
		C		13.458	13.567	0.000	0.000	0.62
		A		8.300	22.333	0.000	0.000	0.35
T7	60.00-40.00	B	0.500	13.417	17.700	0.000	0.000	0.81
		C		13.458	13.567	0.000	0.000	0.62
		A		8.300	22.333	0.000	0.000	0.35
T8	40.00-20.00	B	0.500	13.417	17.700	0.000	0.000	0.81
		C		13.458	13.567	0.000	0.000	0.62
		A		8.300	22.333	0.000	0.000	0.35
T9	20.00-6.42	B	0.500	8.050	10.620	0.000	0.000	0.49
		C		8.075	8.140	0.000	0.000	0.37
		A		4.980	13.400	0.000	0.000	0.21
T10	6.42-0.00	B	0.500	0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	0.00
		A		0.000	0.000	0.000	0.000	0.00

Feed Line Shielding

Section	Elevation ft	Face	A_R ft ²	A_R Ice ft ²	A_F ft ²	A_F Ice ft ²
T1	180.00-160.00	A	0.326	1.470	0.000	0.000
		B	0.553	1.449	0.000	0.000
		C	0.663	2.094	0.000	0.000
T2	160.00-140.00	A	1.302	3.947	0.000	0.000
		B	0.868	2.291	0.000	0.000
		C	0.761	2.350	0.000	0.000
T3	140.00-120.00	A	1.302	3.947	0.000	0.000
		B	1.085	2.877	0.000	0.000
		C	0.761	2.350	0.000	0.000
T4	120.00-100.00	A	1.302	4.074	0.330	0.511
		B	1.085	2.970	0.275	0.372
		C	0.761	2.426	0.193	0.304
T5	100.00-80.00	A	1.281	3.915	0.000	0.000
		B	1.068	2.854	0.000	0.000
		C	0.749	2.331	0.000	0.000
T6	80.00-60.00	A	1.218	3.817	0.000	0.000
		B	1.015	2.783	0.000	0.000
		C	0.712	2.273	0.000	0.000
T7	60.00-40.00	A	1.218	3.817	0.000	0.000
		B	1.015	2.783	0.000	0.000
		C	0.712	2.273	0.000	0.000
T8	40.00-20.00	A	1.218	3.817	0.000	0.000
		B	1.015	2.783	0.000	0.000
		C	0.712	2.273	0.000	0.000
T9	20.00-6.42	A	0.751	2.338	0.000	0.000

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Section	Elevation	Face	A_R	$A_{R, Ice}$	A_F	$A_{F, Ice}$
	ft		ft ²	ft ²	ft ²	ft ²
T10	6.42-0.00	B	0.626	1.704	0.000	0.000
		C	0.439	1.392	0.000	0.000
		A	0.000	0.000	0.000	0.000
		B	0.000	0.000	0.000	0.000
		C	0.000	0.000	0.000	0.000

Feed Line Center of Pressure

Section	Elevation	CP_X	CP_Z	CP_X, Ice	CP_Z, Ice
	ft	in	in	in	in
T1	180.00-160.00	-0.2083	0.5841	0.1606	0.1974
T2	160.00-140.00	-0.4350	0.0540	-0.3153	-0.1485
T3	140.00-120.00	1.1329	0.7095	0.4204	0.2046
T4	120.00-100.00	1.1057	0.6912	0.4134	0.2069
T5	100.00-80.00	1.1347	0.7107	0.4208	0.2045
T6	80.00-60.00	1.1401	0.7143	0.4219	0.2041
T7	60.00-40.00	1.1401	0.7143	0.4219	0.2041
T8	40.00-20.00	1.1401	0.7143	0.4219	0.2041
T9	20.00-6.42	1.0869	0.6809	0.4000	0.1942
T10	6.42-0.00	0.0000	0.0000	0.0000	0.0000

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert	Azimuth Adjustment	Placement	$C_{AA, Front}$	$C_{AA, Side}$	Weight	
			ft ft ft	°	ft	ft ²	ft ²	K	
Lightning Rod 5/8x4'	C	From Leg	0.00	0.0000	180.00	No Ice	0.25	0.25	0.03
			0.00			1/2" Ice	0.66	0.66	0.03
Flash Beacon Lighting	B	From Leg	0.00	0.0000	180.00	No Ice	2.70	2.70	0.05
			0.00			1/2" Ice	3.10	3.10	0.07
PiROD 12' Platform w/ handrails (Existing AT&T)	C	None	0.00	0.0000	177.00	No Ice	26.30	26.30	1.92
			2.00			1/2" Ice	35.60	35.60	2.34
BCD-87010 (Existing Bell South)	C	From Face	3.00	0.0000	177.00	No Ice	2.90	2.90	0.03
			6.00			1/2" Ice	4.05	4.05	0.05
PG1N0S-0093 (Existing Carrier)	C	From Face	3.00	0.0000	177.00	No Ice	1.40	1.40	0.01
			2.00			1/2" Ice	2.23	2.23	0.02
PG1N0S-0093 (Existing Carrier)	B	From Face	3.00	0.0000	177.00	No Ice	1.40	1.40	0.01
			2.00			1/2" Ice	2.23	2.23	0.02
PG1N0S-0093 (Existing Carrier)	B	From Face	3.00	0.0000	177.00	No Ice	1.40	1.40	0.01
			2.00			1/2" Ice	2.23	2.23	0.02
			-4.00						

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Description	Face or Leg	Offset Type	Offsets:		Azimuth Adjustment	Placement	C _A A ₁ Front	C _A A ₂ Side	Weight
			Horz	Lateral					
MB72RR80VDPALQ/-R (Existing AT&T)	A	From Face	3.00	0.0000	177.00	No Ice	10.50	4.99	0.03
			-6.00			1/2" Ice	11.07	5.44	0.09
			0.00						
MB72RR80VDPALQ/-R (Existing AT&T)	A	From Face	3.00	0.0000	177.00	No Ice	10.50	4.99	0.03
			-2.00			1/2" Ice	11.07	5.44	0.09
			0.00						
MB72RR80VDPALQ/-R (Existing AT&T)	A	From Face	3.00	0.0000	177.00	No Ice	10.50	4.99	0.03
			2.00			1/2" Ice	11.07	5.44	0.09
			0.00						
MB72RR80VDPALQ/-R (Existing AT&T)	B	From Face	3.00	0.0000	177.00	No Ice	10.50	4.99	0.03
			-6.00			1/2" Ice	11.07	5.44	0.09
			0.00						
MB72RR80VDPALQ/-R (Existing AT&T)	B	From Face	3.00	0.0000	177.00	No Ice	10.50	4.99	0.03
			-2.00			1/2" Ice	11.07	5.44	0.09
			0.00						
MB72RR80VDPALQ/-R (Existing AT&T)	B	From Face	3.00	0.0000	177.00	No Ice	10.50	4.99	0.03
			2.00			1/2" Ice	11.07	5.44	0.09
			0.00						
MB72RR80VDPALQ/-R (Existing AT&T)	C	From Face	3.00	0.0000	177.00	No Ice	10.50	4.99	0.03
			-6.00			1/2" Ice	11.07	5.44	0.09
			0.00						
MB72RR80VDPALQ/-R (Existing AT&T)	C	From Face	3.00	0.0000	177.00	No Ice	10.50	4.99	0.03
			-2.00			1/2" Ice	11.07	5.44	0.09
			0.00						
MB72RR80VDPALQ/-R (Existing AT&T)	C	From Face	3.00	0.0000	177.00	No Ice	10.50	4.99	0.03
			2.00			1/2" Ice	11.07	5.44	0.09
			0.00						
(2) LGP DD 850/1900 (Existing AT&T)	A	From Face	3.00	0.0000	177.00	No Ice	2.18	0.54	0.03
			0.00			1/2" Ice	2.38	0.67	0.04
			0.00						
(2) LGP DD 850/1900 (Existing AT&T)	B	From Face	3.00	0.0000	177.00	No Ice	2.18	0.54	0.03
			0.00			1/2" Ice	2.38	0.67	0.04
			0.00						
(2) LGP DD 850/1900 (Existing AT&T)	C	From Face	3.00	0.0000	177.00	No Ice	2.18	0.54	0.03
			0.00			1/2" Ice	2.38	0.67	0.04
			0.00						
RR65-19-02DP w/Mount Pipe (Existing Cricket)	A	From Leg	1.00	0.0000	165.00	No Ice	6.10	4.41	0.05
			0.00			1/2" Ice	6.67	5.62	0.09
			0.00						
RR65-19-02DP w/Mount Pipe (Existing Cricket)	B	From Leg	1.00	0.0000	165.00	No Ice	6.10	4.41	0.05
			0.00			1/2" Ice	6.67	5.62	0.09
			0.00						
RR65-19-02DP w/Mount Pipe (Existing Cricket)	C	From Leg	1.00	0.0000	165.00	No Ice	6.10	4.41	0.05
			0.00			1/2" Ice	6.67	5.62	0.09
			0.00						
PiROD 12' T-Frame (Existing Sprint/Nextel)	A	From Leg	0.00	0.0000	150.00	No Ice	12.20	12.20	0.36
			0.00			1/2" Ice	17.60	17.60	0.49
			0.00						
PiROD 12' T-Frame (Existing Sprint/Nextel)	B	From Leg	0.00	0.0000	150.00	No Ice	12.20	12.20	0.36
			0.00			1/2" Ice	17.60	17.60	0.49
			0.00						
PiROD 12' T-Frame (Existing Sprint/Nextel)	C	From Leg	0.00	0.0000	150.00	No Ice	12.20	12.20	0.36
			0.00			1/2" Ice	17.60	17.60	0.49
			0.00						
(2) RWA-80015 (Existing Sprint/Nextel)	A	From Leg	3.00	-30.0000	150.00	No Ice	11.22	7.08	0.03
			0.00			1/2" Ice	11.84	7.67	0.09
			0.00						

RISATower Black & Veatch Corp. 10950 Grandview Drive Overland Park, KS 66210 Phone: (913) 458-2000 FAX: (913) 458-8136	Job	56318 37 Pearland	Page	14 of 16
	Project	166951 (56318SPRTX-SG (REV 1))	Date	10:51:03 10/06/10
	Client	AT&T Towers	Designed by	Erin B. Martin, E.I.T.

Description	Face or Leg	Offset Type	Offsets: Horiz Lateral Vert ft ft ft	Azimuth Adjustment °	Placement ft	C _{AA} Front ft ²	C _{AA} Side ft ²	Weight K	
RWA-80015 (Existing Sprint/Nextel)	A	From Leg	3.00 -2.00 0.00	-30.0000	150.00	No Ice 1/2" Ice	11.22 11.84	7.08 7.67	0.03 0.09
(2) RWA-80015 (Existing Sprint/Nextel)	B	From Leg	3.00 0.00 0.00	-30.0000	150.00	No Ice 1/2" Ice	11.22 11.84	7.08 7.67	0.03 0.09
RWA-80015 (Existing Sprint/Nextel)	B	From Leg	3.00 -2.00 0.00	-30.0000	150.00	No Ice 1/2" Ice	11.22 11.84	7.08 7.67	0.03 0.09
(2) RWA-80015 (Existing Sprint/Nextel)	C	From Leg	3.00 0.00 0.00	-30.0000	150.00	No Ice 1/2" Ice	11.22 11.84	7.08 7.67	0.03 0.09
RWA-80015 (Existing Sprint/Nextel)	C	From Leg	3.00 -2.00 0.00	-30.0000	150.00	No Ice 1/2" Ice	11.22 11.84	7.08 7.67	0.03 0.09
W65-19-R06 (Proposed Sprint/Nextel)	A	From Leg	3.00 2.00 0.00	-60.0000	150.00	No Ice 1/2" Ice	5.48 5.96	3.75 4.21	0.02 0.05
W65-19-R06 (Proposed Sprint/Nextel)	B	From Leg	3.00 2.00 0.00	-70.0000	150.00	No Ice 1/2" Ice	5.48 5.96	3.75 4.21	0.02 0.05
W65-19-R06 (Proposed Sprint/Nextel)	C	From Leg	3.00 2.00 0.00	-40.0000	150.00	No Ice 1/2" Ice	5.48 5.96	3.75 4.21	0.02 0.05

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	SF*P _{allow} K	% Capacity	Pass Fail		
T1	180 - 160	Leg	1 3/4	1	-35.94	55.68	64.6	Pass		
		Diagonal	1 1/8	16	-6.59	7.27	90.7	Pass		
		Horizontal	7/8	37	-2.07	4.89	42.4	Pass		
		Top Girt	1 1/8	5	-0.36	13.31	2.7	Pass		
		Bottom Girt	1 1/8	7	-5.83	13.31	43.8	Pass		
		Guy A@160.375	5/8	397	16.57	21.20	78.1	Pass		
		Guy B@160.375	5/8	391	19.10	21.20	90.1	Pass		
		Guy C@160.375	5/8	385	19.19	21.20	90.5	Pass		
		Torque Arm Top@160.375	L5x5x5/16	399	17.05	87.24	19.5	Pass		
		Torque Arm Bottom@160.375	L4x4x1/4	396	-24.67	33.25	74.2	Pass		
		T2	160 - 140	Leg	1 3/4	43	-35.95	55.68	64.6	Pass
				Diagonal	1 1/8	77	-5.26	7.27	72.3	Pass
Horizontal	7/8			68	-2.33	4.89	47.7	Pass		
Top Girt	1 1/8			48	-1.37	13.31	10.3	Pass		
T3	140 - 120	Bottom Girt	1 1/8	51	-0.69	13.31	5.2	Pass		
		Leg	1 3/4	87	-45.52	55.68	81.8	Pass		
		Diagonal	1 1/8	94	-4.69	7.27	64.5	Pass		
		Horizontal	7/8	98	-0.79	4.89	16.1	Pass		
		Top Girt	1 1/8	90	-1.04	13.31	7.8	Pass		
Bottom Girt	1 1/8	91	-1.49	13.31	11.2	Pass				

RISATower Black & Veatch Corp. 10950 Grandview Drive Overland Park, KS 66210 Phone: (913) 458-2000 FAX: (913) 458-8136	Job	56318 37 Pearland	Page	15 of 16
	Project	166951 (56318SPRTX-SG (REV 1))	Date	10:51:03 10/06/10
	Client	AT&T Towers	Designed by	Erin B. Martin, E.I.T.

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	SF*P _{allow} K	% Capacity	Pass Fail		
T4	120 - 100	Leg	1 3/4	129	-47.28	55.68	84.9	Pass		
		Diagonal	1 1/8	161	-2.64	7.27	36.3	Pass		
		Horizontal	7/8	165	-1.36	4.89	27.8	Pass		
		Top Girt	1 1/8	132	-0.78	13.31	5.9	Pass		
		Bottom Girt	1 1/8	134	0.38	28.62	1.3	Pass		
		Guy A@118	9/16	408	11.79	17.50	67.4	Pass		
		Guy B@118	9/16	407	14.20	17.50	81.1	Pass		
		Guy C@118	9/16	403	14.23	17.50	81.3	Pass		
		Top Guy	4x1/2	406	5.43	57.59	9.4	Pass		
		Pull-Off@118								
		T5	100 - 80	Leg	1 3/4	171	-53.13	55.68	95.4	Pass
Diagonal	1 1/8			186	-1.71	7.27	23.5	Pass		
Horizontal	7/8			182	-0.92	4.89	18.8	Pass		
Top Girt	1 1/8			173	-0.27	13.31	2.0	Pass		
Guy A@80.375	1/2			411	9.11	13.45	67.7	Pass		
Guy B@80.375	1/2			410	11.56	13.45	85.9	Pass		
Guy C@80.375	1/2			409	11.57	13.45	86.0	Pass		
Top Guy	7/8			176	5.20	17.31	30.0	Pass		
Pull-Off@80.375										
T6	80 - 60			Leg	1 3/4	213	-53.13	55.68	95.4	Pass
				Diagonal	1	250	-4.02	4.54	88.5	Pass
		Horizontal	7/8	230	-0.92	4.89	18.8	Pass		
		Top Girt	1 1/8	215	-1.55	13.31	11.6	Pass		
		Bottom Girt	1 1/8	218	-0.96	13.31	7.2	Pass		
T7	60 - 40	Leg	1 3/4	254	-50.67	55.68	91.0	Pass		
		Diagonal	1	292	-2.21	4.54	48.7	Pass		
		Horizontal	7/8	266	-0.88	4.89	17.9	Pass		
		Top Girt	1 1/8	258	-0.92	13.31	6.9	Pass		
		Bottom Girt	1 1/8	260	-0.24	13.31	1.8	Pass		
T8	40 - 20	Leg	1 3/4	296	-51.38	55.68	92.3	Pass		
		Diagonal	1	305	-1.61	4.54	35.5	Pass		
		Horizontal	7/8	307	-0.89	4.89	18.2	Pass		
		Top Girt	1 1/8	300	-0.21	13.31	1.5	Pass		
T9	20 - 6.42	Bottom Girt	1 1/8	302	-0.36	13.31	2.7	Pass		
		Leg	1 3/4	338	-49.31	55.69	88.5	Pass		
		Diagonal	1	347	-2.45	4.54	54.0	Pass		
		Horizontal	7/8	355	-0.85	4.89	17.5	Pass		
T10	6.42 - 0	Top Girt	1 1/8	341	-0.70	13.31	5.2	Pass		
		Bottom Girt	1 1/8	344	4.71	28.62	16.4	Pass		
		Leg	1 3/4	368	-46.36	59.98	77.3	Pass		
		Diagonal	1	376	-8.93	13.55	65.9	Pass		
		Horizontal	7/8	379	-0.83	12.76	6.5	Pass		
		Top Girt	2 x 3/16	370	4.19	10.80	38.8	Pass		
		Bottom Girt	2 x 3/16	374	2.40	10.80	22.2	Pass		
Summary										
		Leg (T5)				95.4	Pass			
		Diagonal (T1)				90.7	Pass			
		Horizontal (T2)				47.7	Pass			
		Top Girt (T10)				38.8	Pass			
		Bottom Girt (T1)				43.8	Pass			
		Guy A (T1)				78.1	Pass			
		Guy B (T1)				90.1	Pass			
		Guy C (T1)				90.5	Pass			
		Top Guy				30.0	Pass			
		Pull-Off (T5)								
		Torque Arm				19.5	Pass			

RISATower Black & Veatch Corp. 10950 Grandview Drive Overland Park, KS 66210 Phone: (913) 458-2000 FAX: (913) 458-8136	Job 56318 37 Pearland	Page 16 of 16
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	Client AT&T Towers	Designed by Erin B. Martin, E.I.T.

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	SF*P _{allow} K	% Capacity	Pass Fail
						Top (T1)		
						Torque Arm	74.2	Pass
						Bottom (T1)		
						RATING =	95.4	Pass

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LETTER OF INTENT TO LEASE EXCESS SPACE

Application for Conditional Use Permit
1417 East Broadway, Pearland, TX 77581

This is an existing 180-foot tower owned by AT&T. There are currently 3 carriers located on this tower, AT&T, Nextel and Cricket. Included with this application is a structural analysis showing all the various carriers and antennas located on this tower.

We respectfully request that these facts be considered evidence of AT&T's willingness to co-locate multiple carriers on this tower.



IDENTIFICATION OF SITE

Application for Conditional Use Permit
1417 East Broadway, Pearland, TX 77581

This is an existing 180-foot tower owned by AT&T.

This tower is on a 2.7926 acre parcel of land owned by Barnett Drywall, 1331 Broadway St.,
Pearland, TX 77581-9301, Property ID 219004.

PARENT TRACTS AS RECORDED UNDER - CCF 94-013007 OPR BCT

Tract 1:
 Being 0.4905 acres of land out of Lots 3 and 4 of the George W. Jenkins Subdivision as recorded in Volume 2, Page 20, Brazoria County Plat Records, located in the Perry and Austin League, Abstract No. 111, Brazoria County, Texas, and being more particularly described by metes and bounds as follows:
 COMMENCING at a 1/2 inch iron rod found at the intersection of the Northeast line of Farm Road 518, (100.00 foot Right-of-Way), and the Southeast line of Longwood Drive, (60.00 foot Right-of-Way);
 THENCE South 60°02'40" East with said line of Farm Road 518, a distance of 302.02 feet to a 5/8 inch iron rod for corner;
 THENCE North 29°37'42" East a distance of 268.98 feet to a 5/8 inch iron rod set for the PLACE OF BEGINNING of the herein described tract;
 THENCE North 29°37'42" East a distance of 219.21 feet to a point in the centerline of Mary's Creek;
 THENCE along and with the centerline of Mary's Creek the following courses and distances:
 South 75°40'19" East a distance of 6.22 feet;
 South 76°46'19" East a distance of 61.52 feet;
 North 86°29'41" East a distance of 27.74 feet;
 South 86°22'36" East a distance of 3.61 feet;

THENCE South 29°37'42" West, at 35.00 feet passing a 5/8 inch iron rod set for reference on line, and continuing a total distance of 254.16 feet to a 5/8 inch iron rod set for corner;
 THENCE North 60°52'59" West a distance of 91.50 feet to the PLACE OF BEGINNING of the herein described tract, and containing within these calls 21,365 square feet or 0.4905 acres of land.

Tract 2:
 Being 0.5664 acres of land out of Lots 3 and 4 of the George W. Jenkins Subdivision as recorded in Volume 2, Page 20, Brazoria County Plat Records, located in the Perry and Austin League, Abstract No. 111, Brazoria County, Texas, and being more particularly described by metes and bounds as follows:
 COMMENCING at a 1/2 inch iron rod found at the intersection of the Northeast line of Farm Road 518, (100.00 foot Right-of-Way), and the Southeast line of Longwood Drive, (60.00 foot Right-of-Way);
 THENCE South 60°02'40" East with said line of Farm Road 518, a distance of 382.02 feet to the PLACE OF BEGINNING of the herein described tract;
 THENCE North 29°37'42" East a distance of 268.98 feet to a 5/8 inch iron rod set for corner;
 THENCE South 60°52'59" East a distance of 91.50 feet to a 5/8 inch iron rod set for corner;

THENCE South 29°37'42" West a distance of 270.32 feet to an "X" set in concrete for corner in said line of Farm Road 518;
 THENCE North 60°02'40" West along said line of Farm Road 518, a distance of 91.50 feet to the PLACE OF BEGINNING of the herein described tract, and containing within these calls 24,672 square feet or 0.5664 acres of land.

Tract 3:
 Being 1.6819 Acres of land out of Lots 4 and 5 of the George W. Jenkins Subdivision as recorded in Volume 2, Page 20, Brazoria County Plat Records, located in the Perry and Austin League, Abstract No. 111, Brazoria County, Texas and being more particularly described by metes and bounds as follows:
 COMMENCING at a 1/2 inch iron rod found at the intersection of the northeast line of Farm Road 518, (100.00 foot Right-of-Way), and the Southeast line of Longwood Drive, ((60.00 foot Right-of-Way);
 THENCE South 60°02'40" East with said line of Farm Road 518, a distance of 473.52 feet to an "X" set in concrete for the PLACE OF BEGINNING of the herein described tract.

THENCE North 29°37'42" East, at 487.48 feet passing a 5/8 inch iron rod set for reference on line and continuing a total distance of 524.48 feet to a point for corner in the centerline of Mary's Creek;
 THENCE along and with the centerline of Mary's Creek, the following courses and distances:
 South 08°22'34" East a distance of 23.61 feet;
 South 45°11'01" East a distance of 3.18 feet;
 North 44°34'25" East a distance of 2.77 feet;
 North 86°56'05" East a distance of 59.97 feet;
 South 67°40'24" East a distance of 23.18 feet;
 South 79°36'53" East a distance of 19.49 feet;
 South 51°56'12" East a distance of 16.26 feet;

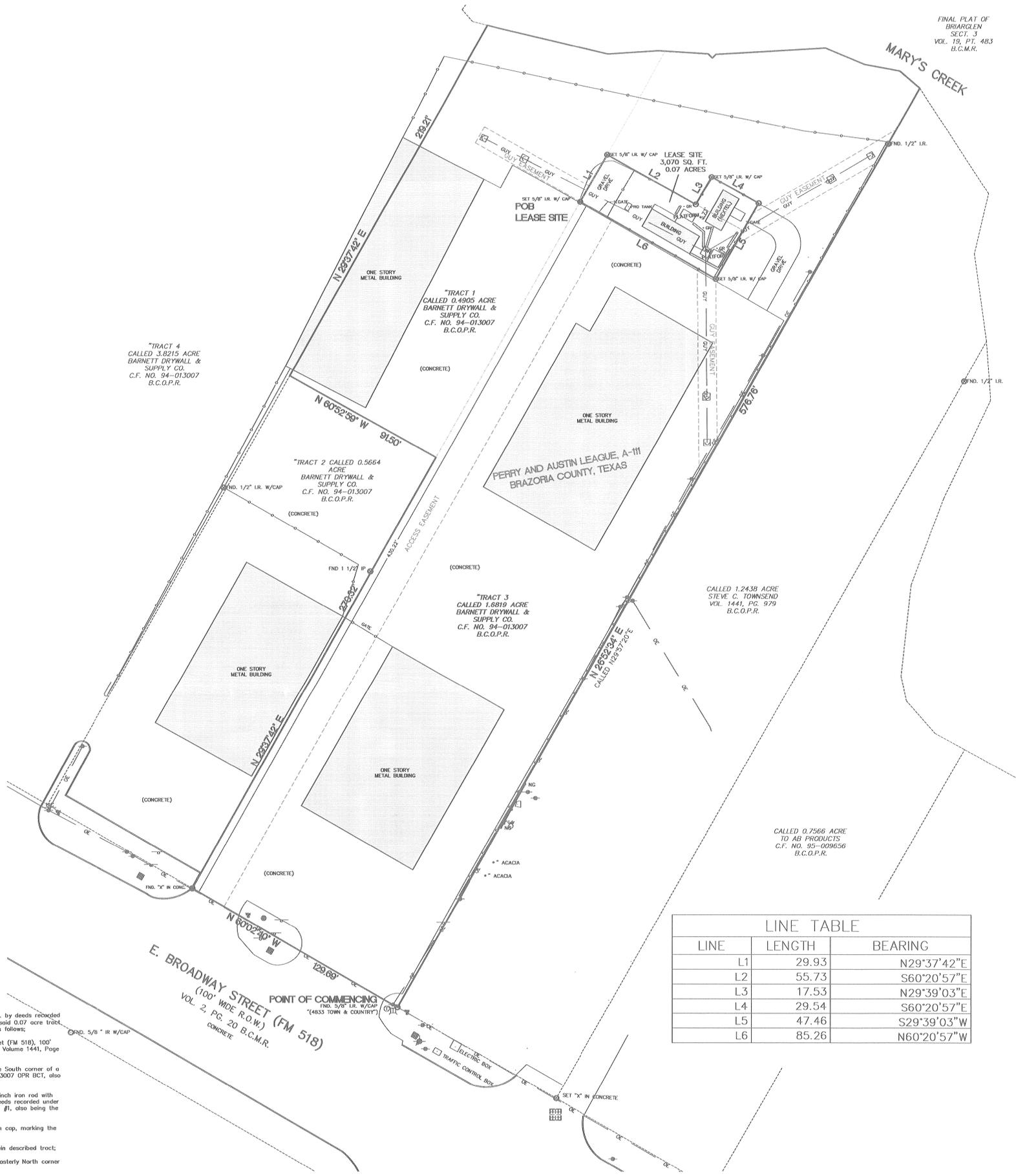
THENCE south 29°57'20" West along and with the Southwesterly line of said Lot 5, at 35.08 feet passing a 1/2 inch iron rod found for reference on line and continuing a total distance of 576.76 feet to a 1/2 inch iron rod found for the Southeast corner of said Lot 5, said point being in the Northeast line of Farm Road 518;
 THENCE North 60°02'40" West along and with the Northeast line of said Farm Road 518, a distance of 129.68 feet to the PLACE OF BEGINNING of the herein described tract, and containing within these calls 73,266 square feet or 1.6819 acres of land.

Tract 4:
 Being 3.8215 acres of land out of Lots 1, 2 and 3 of the George W. Jenkins Subdivision as recorded in Volume 2, Page 20, Brazoria County Plat Records, located in the Perry and Austin League, Abstract No. 111 Brazoria County, Texas, and being more particularly described by metes and bounds as follows:
 BEGINNING at a 1/2 inch iron rod found at the intersection of the Northeast line of Farm Road 518, (100.00 foot Right-of-Way), and the Southeast line of Longwood drive (60.00 foot Right-of-Way);
 THENCE North 44°44'40" East with said Southeast line of Longwood Drive, at 475.60 feet passing a 5/8 inch iron rod set for reference on line, and continuing a total distance of 535.65 feet to a point in the centerline of Mary's Creek, said point bears South 44°44'40" West, 107.50 feet from a 1 1/2 inch iron pipe found in the North line of Lot 1;

THENCE along and with the centerline of Mary's Creek, the following courses and distances:
 NORTH 88°29'45" East a distance of 53.99 feet;
 SOUTH 86°11'13" East a distance of 49.00 feet;
 SOUTH 15°52'39" East a distance of 56.00 feet;
 SOUTH 67°49'49" East a distance of 87.76 feet;
 SOUTH 15°54'30" East a distance of 18.50 feet;
 SOUTH 38°00'50" West a distance of 39.21 feet;
 SOUTH 41°05'14" East a distance of 8.50 feet;
 SOUTH 75°40'19" East a distance of 8.45 feet;

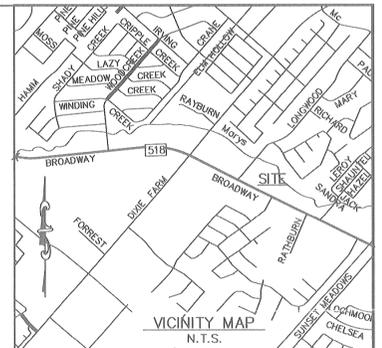
THENCE South 29°37'42" West a distance of 488.19 feet to a 5/8 inch iron rod set for corner in the Northeast line of Farm Road 518;
 THENCE North 60°02'40" West with said line of Farm Road 518, a distance of 382.02 feet to the PLACE OF BEGINNING of the herein described tract and containing within these calls 166,466 square feet or 3.8215 acres of land.

LEASE SITE AS SURVEYED
 METES AND BOUNDS
 LEASE SITE
 0.07 ACRES (3,070 SQUARE FEET)
 OUT OF & A CALLED TRACT 3, 1.6819 ACRES
 PERRY AND AUSTIN LEAGUE, ABSTRACT 111
 BRAZORIA COUNTY, TEXAS
 Being 0.07 acres (3,070 square feet) of land, out of a called Tract 3, 1.6819 acres, Barnett Drywall & Supply Co. by deeds recorded under County Clerk's File Number (CCF) 94-013007 Official Public Records of Brazoria County, Texas (OPR BCT), said 0.07 acre tract lying in the Perry and Austin League, Abstract 111 and being more particularly described by metes and bounds as follows:
 COMMENCING at a found 5/8 inch iron rod with cap in the Northeast right-of-way (ROW) of East Broadway Street (FM 518), 100' Row, marking the West corner of a called 1.2438 acres, conveyed to Steve C. Townsend by deeds recorded under Volume 1441, Page 979 OPR BCT, also being the South corner of said Tract 3;
 THENCE North 62°54'20" West, along said ROW, a distance of 120.69 feet to a found "X" in concrete, marking the South corner of a called Tract 2, 0.5664 acres, conveyed to said Barnett Drywall & Supply Co. by deeds recorded under CCF 94-013007 OPR BCT, also being the West corner of said Tract 3 and an Access Easement;
 THENCE North 29°37'42" East, along the Northwest line of said Tract 3, a distance of 430.22 feet to a set 5/8 inch iron rod with cap in the Southeast line of a called Tract 1, 0.4905 acres, conveyed to said Barnett Drywall & Supply Co. by deeds recorded under CCF 94-013007 OPR BCT, marking the North corner of said Easement and the South corner of an Guy Easement #1, also being the West corner of an Lease Site and the POINT OF BEGINNING;
 THENCE North 29°37'42" East, along said Northwest line, a distance of 29.93 feet to a set 5/8 inch iron rod with cap, marking the most Westerly North corner of the herein described tract;
 THENCE South 60°20'57" East, a distance of 55.73 feet to a fence corner, marking an internal corner of the herein described tract;
 THENCE North 29°39'03" East, a distance of 17.53 feet to a set 5/8 inch iron rod with cap, marking the most Easterly North corner of the herein described tract;
 THENCE South 60°20'57" East, a distance of 29.54 feet to a fence corner, marking the East corner of the herein described tract;
 THENCE South 29°39'03" West, a distance of 47.46 feet to a set 5/8 inch iron rod with cap, marking the Northeast corner of a Guy Easement #3, also being the South corner of the herein described tract;
 THENCE North 60°20'57" West, a distance of 85.26 feet to a POINT OF BEGINNING and containing a computed 0.07 acres (3,070 square feet) of land.



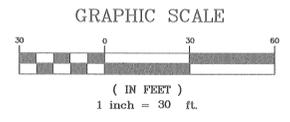
LINE	LENGTH	BEARING
L1	29.93	N29°37'42"E
L2	55.73	S60°20'57"E
L3	17.53	N29°39'03"E
L4	29.54	S60°20'57"E
L5	47.46	S29°39'03"W
L6	85.26	N60°20'57"W

FINAL PLAT OF
 BRIARGLEN
 SECT. 3
 VOL. 18, P.T. 483
 B.C.M.R.



LEGEND

FENCES	
BARBED WIRE	X
CHAIN LINK	O
WOOD	
STOCKADE	□
ELECTRIC	
POWER POLE	-
LIGHT POLE	⊙
BOX	⊠
OVERHEAD LINE	-
UNDERGROUND L.	-
STORM SEWER	—
GRATE INLET	■
MANHOLE	⊞
SAN SEWER	⊙
MANHOLE	⊞
FLUSHOUT	⊙
WATER	—
MILK	—
FIREHYDRANT	—
GAS	—
MILK	—
METER	—
TELEPHONE	⊙
MANHOLE	⊞
PURSERIAL	⊠
CABLE TV	⊠
BOX	⊠
PIPELINE MARKER	⊠
PROPERTY MARKER	⊙
UNDERGROUND CABLE	-



NOTES:
 1. The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and may not show all easements and encumbrances of record.
 2. The professional service reflected on this plot of survey is provided in connection with the transaction anticipated by the title search referenced and dated above; it is not to be used for any other purpose.
 3. Bearings based on the Southeast line of a called Tract 3, 1.6819 acres, recorded under CCF 94-013007 OPR BCT.
 4. Property lies within the city limits of the City of Pearland, Texas and is subject to all building setbacks, plotting requirements and other development requirements of that entity.
 5. Flood Statement: I have examined the Federal Emergency Management Agency's Flood Insurance Rate Map for Brazoria County, Texas, Map Number 48039C0065A, Effective Date of September 22, 1999, and the map indicates this tract to be in "Other Areas, Zone "AE", determined to be inside 500 year flood plain". A portion of this plot lies within a designated Special Flood Hazard Area, inundated by 100 year flood or Other Flood Areas. Warning: if this site is not within an identified Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

LEASE SURVEY
 NEXTEL
 DIXIE SITE TX1242A

SURVEYOR CERTIFICATION
 As to the herein described lease and easement tracts:
 I certify that this survey was made on the ground, that this plot correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

David J. Strauss
 R.P.L.S. 4833
 Date: January 11, 2011

SEAL
 STATE OF TEXAS
 DAVID J. STRAUSS
 R.P.L.S. 4833
 SURVEYOR

LEASSEE	NEXTEL	FIELD BOOK	28/203
		FIELD WORK	BLORCK
		DATE	01-09-11
		DRAWING	CSW
LEASOR	BARNETT DRYWALL & SUPPLY CO. INC.	DATE	01-07-11
		CHECKED	RS
		DATE	01-11-11
ADDRESS	1417 E. BROADWAY PEARLAND, TX 77581	MTGE. CO.	
		TITLE CO.	
		G.F. NO.	
		SCALE	1"=30'
		KEY MAP	N/A
		JOB. NO.	7281-0001

TOWN & COUNTRY SURVEYORS, L.L.C.
 28007 BOULEVARD, SUITE 100
 THE WOODLANDS, TX 77380
 (281)465-8728
 FAX (281)465-8728
 SHEET 1 OF 1

P&Z Agenda Item

B

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 21, 2011, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. PURPOSE OF HEARING

Conditional Use Permit No. CUP 2011-04

A request of Rev. B.V. Barnett, applicant and owner, for approval of a Conditional Use Permit to allow the operation of a consignment shop, in the Office Professional (OP) zone, on the following described property, to wit:

Legal Description: Approximately 0.550 Acre Certain Tract of Land out of the northwest one-fourth (M.W. 1/4th) of the H.T. B.RR CO. Survey, Section eleven (11), Abstract 239, Brazoria County, Texas.

General Location: 4904 Walnut Street, Pearland Texas

- III. APPLICATION INFORMATION AND CASE SUMMARY
 - A. STAFF REPORT
 - B. APPLICANT PRESENTATION
- IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST
- V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION
- VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

JOINT PUBLIC HEARING AGENDA ITEM MEETING OF FEBRUARY 21, 2011

Conditional Use Permit No. CUP 2011-04

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General Location: 4904 Walnut Street, Pearland Texas

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: February 21, 2011*
City Council for First Reading: March 14, 2011*
City Council for Second Reading: March 28, 2011*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the operation of a consignment shop at 4904 Walnut Street.

The previous use for this site was a single-family residential home. At this time, the home has been removed from the property. The only remaining structure on site is a former detached garage, which is approximately 500 square feet. The applicant is proposing to relocate an approximately 1,700 square foot building from an off-site location, to the site on Walnut Street, to be used as the primary building for the proposed consignment shop. If approved, the relocated structure would be retrofitted to comply with the façade requirements of the Unified Development Code.

SURROUNDING ZONING AND LAND USES:

	<u>ZONING</u>	<u>LAND USE</u>
North	General Business	Gas Station
South	Single-Family Residential-2	Residential
East	Single-Family Residential-2	Residential
West	General Business/ Single-Family Residential-2	Bail Bond Business/ Residential

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): When determining conformance with the Unified Development Code, there are different aspects that are taken into consideration. For this case, those aspects include the physical make-up of the property itself (lot size, width, etc), improvements on the site (structures, parking, landscaping, etc.), and use.

The subject property is currently zoned Office Professional (OP). The minimum lot size for the OP zoning district is 12,500 square feet, the minimum lot width is 100 feet, and the minimum lot depth is 100 feet. The subject property exceeds these minimum requirements, as the property is approximately 24,000 square feet in size, 120 feet in width, and 200 feet in depth. Therefore, the subject property is in conformance with the current Unified Development Code from this aspect.

The UDC requirements for a building façade, landscaping, parking, and sidewalks are triggered by new site development, as is the case with this request. All of these requirements will be addressed during the site plan review for this case with the Planning Department. The applicant has indicated the primary building for the proposed consignment shop will be transported from an off-site location, to this site. At that time, it will be retrofitted to meet the City’s building finish regulations.

The proposed consignment shop would be in conformance with the UDC, however only with an approved Conditional Use Permit.

PLATTING STATUS: Currently the property has not been platted. In order for the property to be developed, the platting requirements of Section 3.1.1.1 (c) of the Unified Development Code (UDC) will be required to be met. This will result in the applicant applying for a Minor Plat which is an administrative plat processed through the City’s Planning Department.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update) recommends medium density residential for the subject property and properties to the south and east. The properties to the north and west are recommended to be retail, offices, and services. As stated, the property is currently zoned Office Professional (OP), which is not in conformance with the comprehensive plan, as the OP zoning district is not a residential zoning district.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has frontage on Walnut Street, a major collector with sufficient right-of-way width, with a minimum of 80’.

AVAILABILITY OF UTILITIES: The subject parcel does have access to public water and sewer lines.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The applicant proposes a commercial operation, a consignment shop, as the primary use for this site. As the property abuts commercial uses to the north and west sides of the property, as well as a number of other commercial uses in general close proximity to the area, there should be no significant impact on existing or future potential developments in this area. Along the portion of the property which abuts residential zoning and uses, a 25’ landscape buffer with a 6’ masonry wall or a 30’ landscape buffer would be required at the time of development.

The operating hours would primarily consist of Monday – Friday, from approximately 8:00 am to 6pm, with occasional after-hours and weekend scheduled activities, similar to other commercial uses in the area.

ADDITIONAL COMMENTS: This request has been reviewed by the City’s Development Review Committee and there are no additional comments from other departments at the time of this report.

SITE PLAN CONSIDERATIONS: A site plan was submitted with the Conditional Use Permit application. Specifics on exact placement of the new structure, number of parking spaces, landscaping, and sidewalk will be addressed at the time of site plan with the Planning Department and reviewed for compliance with the Unified Development Code.

PUBLIC NOTIFICATION: Public notice, comment forms, and a vicinity map were mailed to property owners within 200 feet of the subject property under consideration for the Conditional Use Permit. A legal notice of public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed zone change request.

CRITERIA FOR APPROVAL: When considering an application for a Conditional Use Permit, the Planning and Zoning Commission and City Council shall evaluate the impact of the proposed use on and its compatibility with surrounding properties and residential areas to ensure the appropriateness of the use at the particular location, and shall consider the extent to which:

- (1) The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
- (2) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- (3) The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
- (4) The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
- (5) The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
- (6) The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
- (7) The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

Conditions: The City Council may require such modifications in the proposed use and attach such conditions to the Conditional Use Permit as the City Council deems necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of this section. It should be noted that at this time staff has not identified negative impacts which will need to be mitigated as a result of this proposed use that will not be addressed during the time of site plan. Should City Council identify impacts which it feels should be mitigated, conditions and modifications may include but are not limited to limitation of building size or height, increased open space, limitations on impervious surfaces, enhanced parking or parking lot requirements, additional landscaping, curbing, sidewalk, vehicular access and parking improvements, buffers, site landscaping and screening, signage restrictions and design, maintenance of buildings and outdoor areas, duration of the permit and hours of operation.

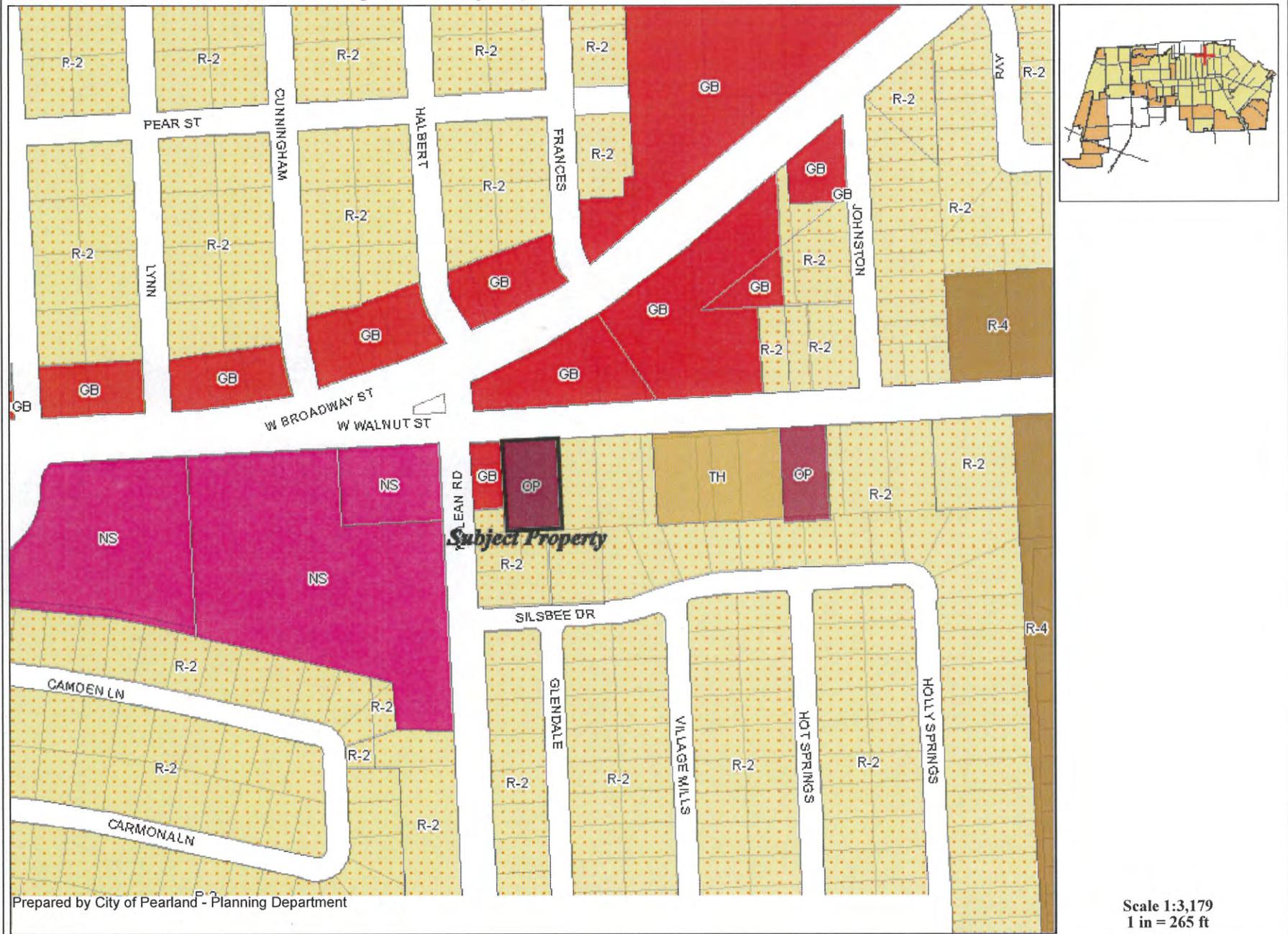
STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit No. 2011-04 as proposed by the applicant and owner for the following reasons:

1. The proposed use should not have any significant negative impact on the surrounding properties and developments.
2. The proposed use is similar to other commercial uses in the general vicinity which are not known to have created significant problems or concerns for surrounding property owners.
3. The proposed use would be in general conformance with the comprehensive plan and Unified Development Code with an approved conditional use permit.
4. The proposed use is in general compliance with most of the criteria of approval (listed above) for a Conditional Use Permit.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Property Ownership Map
- Property Owner Notification List
- Future Land Use Plan
- Aerial Photograph
- Zone Change Application and applicant packet
- Related Documents

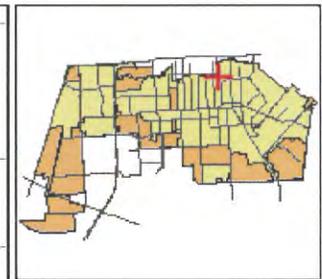
CUP 2011-04, 4904 W. Walnut - Zoning and Vicinity Map



Prepared by City of Pearland - Planning Department

Scale 1:3,179
1 in = 265 ft

CUP 2011-04, 4904 W. Walnut - Abutter Map

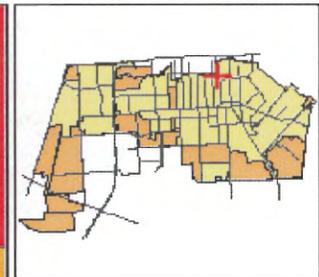
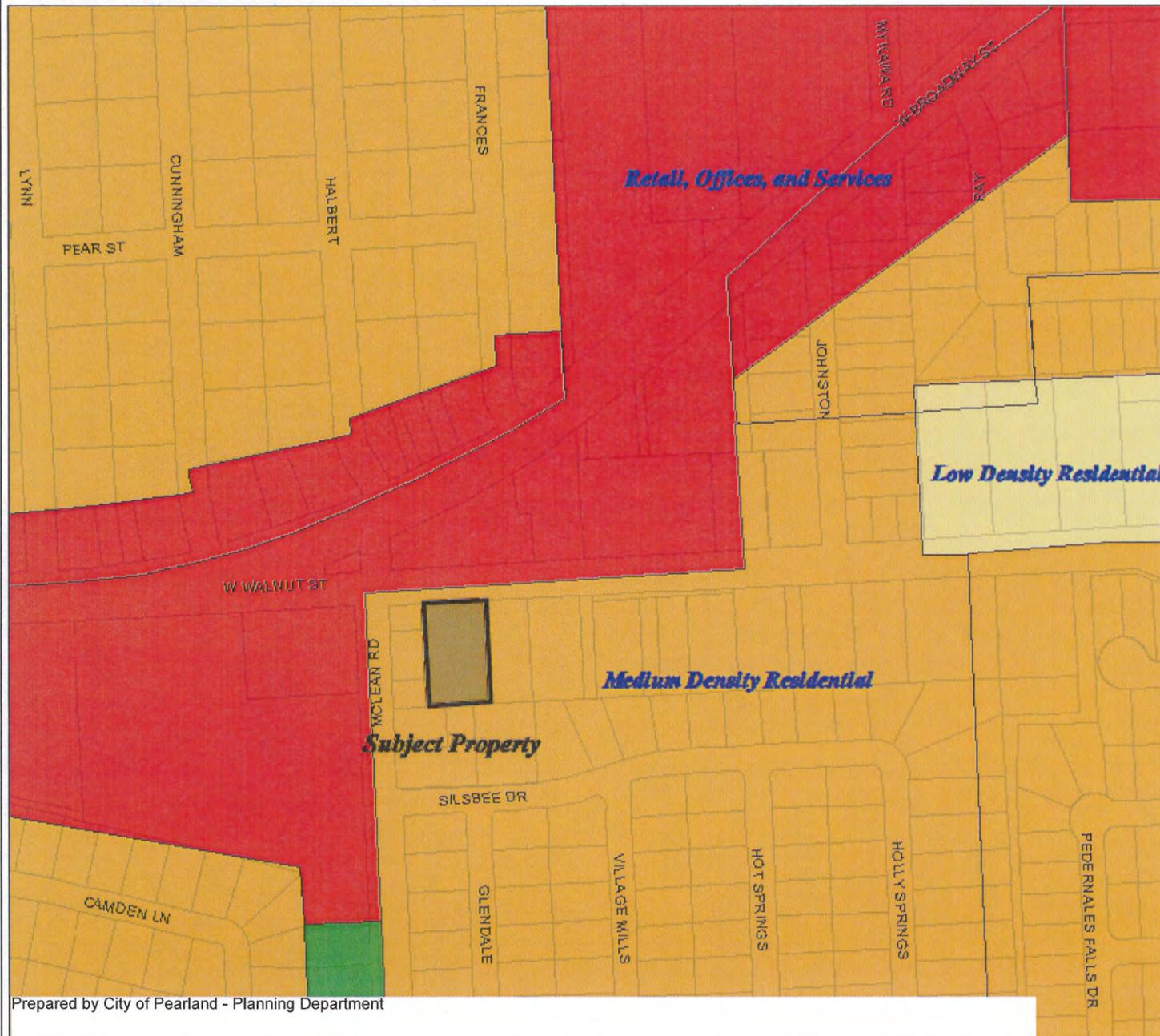


Prepared by City of Pearland - Planning Department

Scale 1:3,179
1 in = 265 ft

Property Owner Name	Address	City	State	Zip
DARE SONYA ANN & DENNIS DARE	4904 W WALNUT ST	PEARLAND	TX	77581
PEARLAND WESTSIDE ASSOC LTD	7373 E DOUBLETREE RANCH RD, STE 225	SCOTTSDALE	AZ	85258
FELTS ALBERT C & BETTY L	2927 VEVA DR	PEARLAND	TX	77584
PRAZAK ROBERT M	4909 SILSBEE DR	PEARLAND	TX	77584
FELTS ALBERT C & BETTY L	2927 VEVA DR	PEARLAND	TX	77584
MALDONADO CHRISTOBAL E & FRANCES	4911 SILSBEE DR	PEARLAND	TX	77584
NABIZADEH MEHDI	4824A BROADWAY ST	PEARLAND	TX	77581
WEST ADALEEN	4804 W WALNUT ST	PEARLAND	TX	77581
BARNETT BARCLAY V & NORMA	1602 BERLINE	PEARLAND	TX	77581
AROUD MOHAMMED FATIH	11403 SOFTBREEZE CT	PEARLAND	TX	77584
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
MCLEHANY TROY	4906 W WALNUT ST	PEARLAND	TX	77581
PHAM MIKE	918 SHAWNEE ST	HOUSTON	TX	77034
PEKAR MARK A & JODI L	4710 WESTCHESTER ST	PASADENA	TX	77505
GONZALES ALBERT R & CHRISTINE	4911 SILSBEE DR	PEARLAND	TX	77584
JORDAN JEANIE ALENE	2609 MCLEAN RD	PEARLAND	TX	77584
REV B V BARNETT	5402 RYAN ACRES DRIVE	PEARLAND	TX	77581

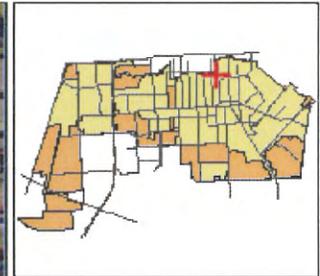
CUP 2011-04, 4904 W. Walnut - FLUP Map



Prepared by City of Pearland - Planning Department

Scale 1:3,179
1 in = 265 ft

CUP 2011-04, 4904 W. Walnut - Aerial Map



Prepared by City of Pearland - Planning Department

Scale 1:3,179
1 in = 265 ft



APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Conditional Use Permit Request for: 4904 W WALNUT ST
(list proposed use from the Table of Uses of the UDC)

~~For whatever complies with zoning at residence~~
CONSIGNMENT SHOP

Current Zoning District: Commercial - OP

Property Information:

Address or General Location of Property: 4904 WEST WALNUT

Tax Account No. 0239-0026-600

Subdivision: Old Town Site Lot: LT 1-14 Block: 239-47-B

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

NAME RAK S.V. BARNETT
ADDRESS 5402 RYAN ACRES DR
CITY PEARLAND STATE TEX ZIP 77584
PHONE (281) 794-7571
FAX ()
E-MAIL ADDRESS

APPLICANT/AGENT INFORMATION:

NAME SAME AS OWNER
ADDRESS
CITY STATE ZIP
PHONE ()
FAX ()
E-MAIL ADDRESS

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: Rak S.V. Barnett Date: 1-17-11

Agent's/
Applicant's Signature: SAME AS ABOVE Date:

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
------------	------------	--------------	-----------------

Application No.

APPLICATION CHECKLIST FOR THE FOLLOWING Conditional Use Permits (CUP)

- Application, filled out completely, and signed by the owner of the property to be considered for the conditional use permit.
- If the applicant is the designated agent, the application shall include a written statement from the property owner authorizing the agent to file the application on his behalf. **Section 1.2.1.1 (a) of the Unified Development Code.**
- Metes and Bounds Description, (Survey, or a Plat of the property that contain the metes and bounds description).
- Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.
- Letter of Intent, explaining the conditional use permit request in detail, specifying proposed uses, specific operations of the use, square footage of buildings, unique characteristics of the property, and any other necessary information
- Application fee of \$250.00, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only)
- Site Plan or Plot Plan showing the proposed layout of the subject property, including any proposed buildings, parking, landscaped areas, detention ponds, fences, and any other relevant information
- Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
- Application packets that are not **complete** will not be accepted. **When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, it may be necessary to postpone the proposed CUP/Zone Change and remove it from the scheduled agenda and place it on a future agenda date according to Section 1.2.1.2. of the Unified Development Code.**

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any and all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Date: September 24, 2009

Grantor: Sonya Ann burgaleta a/k/a Sonya Dare and Dennis Dare

Grantee: 2 Barnetts, Ltd., a Texas Corporation

Grantee's Mailing Address (include county):
5402 Ryan Acres, Pearland, Texas 77584 (Brazoria County)

Consideration:

Cash and one note of even date herewith executed by Grantee, payable to the order of Sonya Ann Burgaleta a/k/a Sonya Dare and Dennis Dare, in the principal amount of SEVENTY FOUR THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$74,400.00). This Note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this Deed in favor of Sonya Ann Burgaleta a/k/a Sonya Dare and Dennis Dare and is secured by a first-lien Deed of Trust of even date from Grantee to Jeanne Bunnell Leach, Trustee.

Property (including any improvements):

THAT CERTAIN TRACT OF LAND OUT OF THE NORTHWEST ONE-FOURTH (M.W. ¼TH) OF THE H.T. B.RR CO. SURVEY, SECTION ELEVEN (11), ABSTRACT 239, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE LOCATED IN THE SOUTH LINE OF WALNUT STREET (COUNTY ROAD NO. 409), SAME POINT BEING LOCATED EAST 72 FEET (E. 72') FROM THE INTERSECTION OF THE EXISTING SOUTH LINE OF WALNUT STREET WITH THE EXISTING EAST LINE OF COUNTY ROAD NO. 104; SAME POINT BEING LOCATED EAST 97 FEET (E. 97') AND SOUTH 56.58 FEET (S. 56.58') FROM THE NORTHWEST CORNER OF THE H.T. B.RR CO. SURVEY, SECTION ELEVEN (11), ABSTRACT 239;

S
A
N
D

THENCE EAST ALONG THE SOUTH LINE OF WALNUT STREET 120 FEET TO AN IRON PIPE FOR CORNER;

THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF ABSTRACT 239, A DISTANCE OF 200 FEET TO AN IRON PIPE FOR CORNER;

THENCE WEST ALONG A LINE PARALLEL TO WALNUT STREET 120 FEET TO AN IRON PIPE FOR CORNER;

THENCE NORTH ALONG A LINE PARALLEL TO THE WEST LINE OF ABSTRACT 239, A DISTANCE OF 200 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.55 ACRES OF LAND.

Reservations from Conveyance:

Grantor excepts from the Property conveyed and reserves unto itself, its successors and assigns, all of the oil, gas and minerals of every kind and character, whether similar or dissimilar, known or unknown, in, on under and which may be discovered, mined, produced or recovered from the Property, or any portion thereof, that are owned by Grantor, if any, as of the date of this Deed.(hereinafter the "Mineral Reservation")

Notwithstanding the foregoing Mineral Reservation, Grantor, on behalf of itself, its successors and assigns (including future owners of the Mineral Reservation), forever WAIVES, RELEASES and RELINQUISHES unto Grantee, its successors and assigns, all of the Grantor's rights to enter, use, or occupy the Property or any part thereof for the purposes of exploring, developing, drilling, producing, transporting, mining, treating, storing or any other purposes incident to or in any manner related to the development or production of oil, gas and other minerals or to enter upon the surface of the Property for the purposes of doing any of the foregoing. Neither Grantor, nor its lessees, shall be permitted to place any drilling equipment or accessories (including, but not limited to drilling rigs, casing, tubing, compressors, heater-treaters, separators, tanks, fixtures, equipment, buildings, roads, pipelines or other structures) upon the surface of the Property, under or by virtue of its rights as the owner of the oil, gas and minerals on, in and under the Property.

Exceptions to Conveyance and Warranty:

The conveyance is made and accepted subject to any and all Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2009 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located, including but not limited to the following:

50
PP

CUP 2011-04, 4904 W. Walnut - Zoning and Vicinity Map



Prepared by City of Pearland - Planning Department

Scale 1:3,179
1 in = 265 ft

2 BARNETTS LTD

5402 Ryan Acres Dr
Pearland, TX 77589

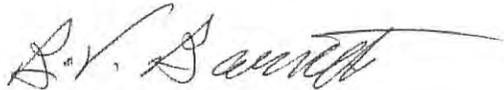
February 7, 2011

City of Pearland, TX
Mr. Herold Ellis
Senior Planner

To whom it may concern:

This is a letter of intent on the property, 4904 W. Walnut St. It will be used as a resale area, leased to Right Price Moving Co. Property leased as is, with the building that is already there. They will work out of it until the move-in building is permitted.

Thank you for working with me,

A handwritten signature in cursive script, appearing to read "B.V. Barnett", with a long horizontal flourish extending to the right.

B.V. Barnett

CITY OF PEARLAND

*** CUSTOMER RECEIPT ***

Oper: RMCDEVITT Type: CC Drawer: 1
Date: 1/18/11 02 Receipt no: 99783

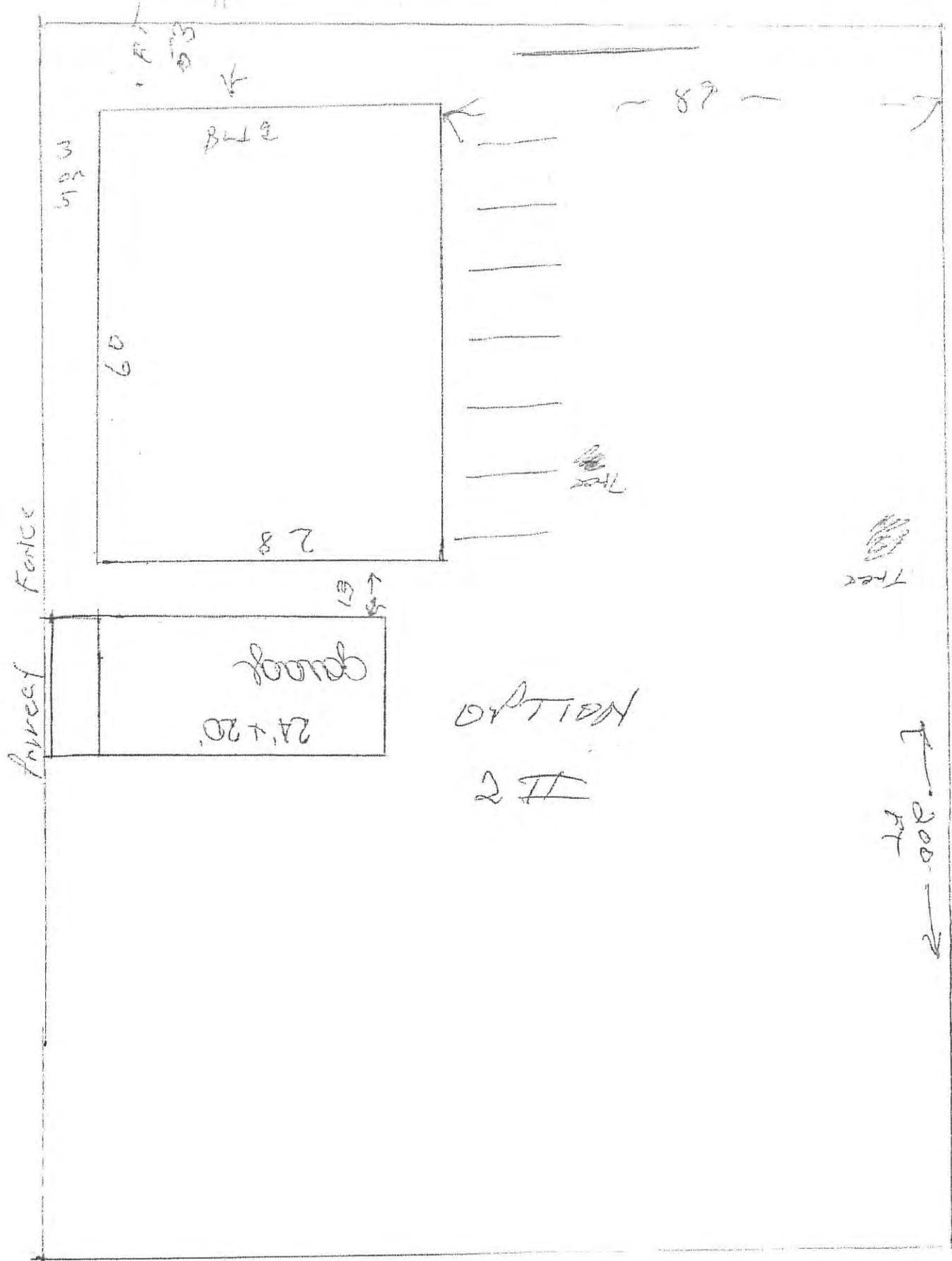
Description	Quantity	Amount
BA BOARD OF ADJUSTMENTS	1.00	\$250.00
Trans number:		3241968

CONDITIONAL USE PERMIT
4904 W. WALNUT

Tender detail	
CA CASH	\$250.00
Total tendered	\$250.00
Total payment	\$250.00

Trans date: 1/17/11 Time: 16:52:28

100' x 25' LOT



**POSTING OF ZONING NOTIFICATION SIGNS
ON PROPERTY UNDER CONSIDERATION
FOR A ZONE CHANGE (OR CONDITIONAL USE PERMIT)**

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), or a variance shall be required to erect and maintain a sign(s), to be inspected by the City, upon the property for which a variance or zoning change has been requested.

Such sign(s) shall be located as follows:

- (1) One (1) sign per street frontage shall be located within thirty feet (30') of the abutting street, or as determined by the City.
- (2) So as to be clearly visible and readable from the public right-of-way and not obstructed in any manner.
- (3) So as not to create a hazard to traffic on the public rights-of-way abutting the property.
- (4) On the subject property at least ten (10) days prior to the hearing of such zoning change request by the Planning and Zoning Commission, and to remain continuously on said property until final action by the City Council or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a recommendation by the Planning and Zoning Commission and/or a final decision by the City Council shall constitute a withdrawal of the request.
- (5) The signs shall be as follows:
 - A minimum sign size of 2 feet by 3 feet, but no larger than 4 feet by 4 feet
 - At least 2 feet above the ground
 - Blue or black lettering that is a minimum of 3 inches by 1/2 inch, on a white background
 - Message content as follows:

CONDITIONAL USE PERMIT
PROPOSED (~~SPECIFY REQUEST~~)
Contact City of Pearland
281-652-1768

***Signs must be professionally made; handwritten signs are not allowed.**

***Signs must be freestanding and cannot be attached to a tree, fence, or building.**

DUPLICATE TAX RECEIPT



RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Certified Owner:

**2 BARNETTS LTD
5402 RYAN ACRES DR
PEARLAND, TX 77584-9017**

Legal Description:

LT IL 239 H T & B PEARLAND, ACRES 0.550

Parcel Address: 4904 WALNUT
Legal Acres: 0.5500

Deposit No: 01310045
Validation No: 1262
Account No: **0239-0026-000**
Operator Code: SAND

Remit Seq No: 17975112
Receipt Date: 01/31/2011
Deposit Date: 02/01/2011
Print Date: 02/07/2011

Year	Tax Unit Name	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2010	Brazoria County	47,920	0.403101	193.17	0.00	0.00	193.17
2010	Special Road & Bridge	47,920	0.060000	28.75	0.00	0.00	28.75
2010	Pearland Isd	47,920	1.419400	680.18	0.00	0.00	680.18
2010	Brazoria Drainage Dist 4	47,920	0.156000	74.76	0.00	0.00	74.76
2010	City Of Pearland	47,920	0.665100	318.72	0.00	0.00	318.72
				\$1,295.58	\$0.00	\$0.00	\$1,295.58

Check Number(s):
00011850

PAYMENT TYPE:

Checks: \$1,295.58

Exemptions on this property:

Total Applied: \$1,295.58

Change Paid: \$0.00

ACCOUNT PAID IN FULL

PAYER:
**2 BARNETTS LTD
5402 RYAN ACRES DR
PEARLAND, TX 77584-9017**

(979) 864-1320, (979) 388-1320, (281) 756-1320

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any and all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Date: September 24, 2009

Grantor: Sonya Ann burgaleta a/k/a Sonya Dare and Dennis Dare

Grantee: 2 Barnetts, Ltd., a Texas Corporation

Grantee's Mailing Address (include county):

5402 Ryan Acres, Pearland, Texas 77584 (Brazoria County)

Consideration:

Cash and one note of even date herewith executed by Grantee, payable to the order of Sonya Ann Burgaleta a/k/a Sonya Dare and Dennis Dare, in the principal amount of SEVENTY FOUR THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$74,400.00). This Note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this Deed in favor of Sonya Ann Burgaleta a/k/a Sonya Dare and Dennis Dare and is secured by a first-lien Deed of Trust of even date from Grantee to Jeanne Bunnell Leach, Trustee.

Property (including any improvements):

THAT CERTAIN TRACT OF LAND OUT OF THE NORTHWEST ONE-FOURTH (M.W. ¼TH) OF THE H.T. B.RR CO. SURVEY, SECTION ELEVEN (11), ABSTRACT 239, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE LOCATED IN THE SOUTH LINE OF WALNUT STREET (COUNTY ROAD NO. 409), SAME POINT BEING LOCATED EAST 72 FEET (E. 72') FROM THE INTERSECTION OF THE EXISTING SOUTH LINE OF WALNUT STREET WITH THE EXISTING EAST LINE OF COUNTY ROAD NO. 104; SAME POINT BEING LOCATED EAST 97 FEET (E. 97') AND SOUTH 56.58 FEET (S. 56.58') FROM THE NORTHWEST CORNER OF THE H.T. B.RR CO. SURVEY, SECTION ELEVEN (11), ABSTRACT 239;

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n D

THENCE EAST ALONG THE SOUTH LINE OF WALNUT STREET 120 FEET TO AN IRON PIPE FOR CORNER;

THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF ABSTRACT 239, A DISTANCE OF 200 FEET TO AN IRON PIPE FOR CORNER;

THENCE WEST ALONG A LINE PARALLEL TO WALNUT STREET 120 FEET TO AN IRON PIPE FOR CORNER;

THENCE NORTH ALONG A LINE PARALLEL TO THE WEST LINE OF ABSTRACT 239, A DISTANCE OF 200 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.55 ACRES OF LAND.

Reservations from Conveyance:

Grantor excepts from the Property conveyed and reserves unto itself, its successors and assigns, all of the oil, gas and minerals of every kind and character, whether similar or dissimilar, known or unknown, in, on under and which may be discovered, mined, produced or recovered from the Property, or any portion thereof, that are owned by Grantor, if any, as of the date of this Deed.(hereinafter the "Mineral Reservation")

Notwithstanding the foregoing Mineral Reservation, Grantor, on behalf of itself, its successors and assigns (including future owners of the Mineral Reservation), forever WAIVES, RELEASES and RELINQUISHES unto Grantee, its successors and assigns, all of the Grantor's rights to enter, use, or occupy the Property or any part thereof for the purposes of exploring, developing, drilling, producing, transporting, mining, treating, storing or any other purposes incident to or in any manner related to the development or production of oil, gas and other minerals or to enter upon the surface of the Property for the purposes of doing any of the foregoing. Neither Grantor, nor its lessees, shall be permitted to place any drilling equipment or accessories (including, but not limited to drilling rigs, casing, tubing, compressors, heater-treaters, separators, tanks, fixtures, equipment, buildings, roads, pipelines or other structures) upon the surface of the Property, under or by virtue of its rights as the owner of the oil, gas and minerals on, in and under the Property.

Exceptions to Conveyance and Warranty:

The conveyance is made and accepted subject to any and all Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2009 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located, including but not limited to the following:

SD
PD

P&Z Agenda Item

**DISCUSSION
ITEMS**

**ADJOURN
MEETING**